

ST. JOHN'S

Regular Meeting - City Council Agenda

May 8, 2023

3:00 p.m.

4th Floor City Hall

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Proclamation

Provincial Francophonie Month May 2023

WHEREAS: the month of May has been declared provincially, the month of the provincial Francophonie, to mark the 50th anniversary of the provincial and St. John's associative movement; and,

WHEREAS: on May 30, communities across Newfoundland and Labrador will jointly mark Provincial Francophonie Day; and,

WHEREAS: the Journée provinciale de la francophonie focuses on celebrating and recognizing the contributions made by Francophones to improve their communities, families, and workplaces; and,

WHEREAS St-John's is the city of legends, and the Francophone presence has contributed greatly to the history and heritage of our community;

THEREFORE: I, Mayor Danny Breen, do hereby proclaim May 2023 as Provincial Francophonie Month in the City of St. John's.

Signed at City Hall, St. John's, NL on this eighth day of May 2023.

Danny Breen, Mayor

ST. JOHN'S

Minutes of Regular Meeting - City Council Council Chamber, 4th Floor, City Hall

May 1, 2023, 3:00 p.m.

Present: Mayor Danny Breen
Councillor Maggie Burton
Councillor Ron Ellsworth
Councillor Sandy Hickman
Councillor Jill Bruce
Councillor Jamie Korab
Councillor Ian Froude
Councillor Carl Ridgeley

Regrets: Deputy Mayor Sheilagh O'Leary
Councillor Debbie Hanlon
Councillor Ophelia Ravencroft

Staff: Derek Coffey, Deputy City Manager of Finance & Administration
Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
Lynnann Winsor, Deputy City Manager of Public Works
Cheryl Mullett, City Solicitor
Karen Chafe, City Clerk
Susan Bonnell, Manager, Communications & Office Services
Christine Carter, Legislative Assistant

Land Acknowledgement

The following statement was read into the record:

“We respectfully acknowledge the Province of Newfoundland & Labrador, of which the City of St. John’s is the capital City, as the ancestral homelands of the Beothuk. Today, these lands are home to a diverse population of Indigenous and other peoples. We would also like to acknowledge with respect the diverse histories and cultures of the Mi’kmaq, Innu, Inuit, and Southern Inuit of this Province.”

1. **CALL TO ORDER**

Mayor Breen called the meeting to order at 3:00 pm.

2. **PROCLAMATIONS/PRESENTATIONS**

2.1 **Heart Failure Awareness Week**

2.2 **Pick It Up for YYT**

2.3 **Youth Week 2023**

3. **APPROVAL OF THE AGENDA**

3.1 **Adoption of Agenda**

SJMC-R 2023-05-01/182

Moved By Councillor Burton

Seconded By Councillor Bruce

That the Agenda be adopted as presented.

For (8): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

4. **ADOPTION OF THE MINUTES**

4.1 **Minutes of April 25, 2023**

SJMC-R 2023-05-01/183

Moved By Councillor Froude

Seconded By Councillor Korab

That the minutes of April 25, 2023, be accepted as presented.

For (7): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

5. **BUSINESS ARISING FROM THE MINUTES**

6. DEVELOPMENT APPLICATIONS**6.1 Notices Published – 114 Bonaventure Avenue - DEV2300033**

SJMC-R 2023-05-01/184

Moved By Councillor Korab

Seconded By Councillor Ellsworth

That Council approve the Discretionary Use application for a Home Occupation at 114 Bonaventure Avenue for personal counselling services.

For (7): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

6.2 Relieve Parking Spaces for Two Subsidiary Dwelling Units – 20 Anderson Avenue – SUB2300002

Councillors Froude and Burton expressed their support for the applicant's request for parking relief noting that it is on a direct Metrobus route, is within very close proximity to Memorial University, and not all households have vehicles or require parking. They also voiced their concern that not granting the parking relief could discourage other developments. With the high demand for housing near the University, the City's parking enforcement staff could ensure that parking restrictions are enforced.

Councillor Ellsworth agreed with the Staff's recommendation to reject the parking relief as it was felt that it would create more issues for the residents of the area and for City Staff. Councillor Korab also agreed with the recommendation from Staff as there is no off-street parking on Anderson Avenue.

SJMC-R 2023-05-01/185

Moved By Councillor Korab

Seconded By Councillor Ellsworth

That Council reject parking relief for two (2) parking spaces at 20 Anderson Avenue due to limited on-street parking in the neighbourhood.

For (6): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Korab, and Councillor Ridgeley

Against (2): Councillor Burton, and Councillor Froude

MOTION CARRIED (6 to 2)

6.3 Request to Set Commercial Mixed (CM) Zone Standards – 30 Cookstown Road – DEV2200139

SJMC-R 2023-05-01/186

Moved By Councillor Korab

Seconded By Councillor Ellsworth

That Council approve the following Zone Standards for a proposed building extension at 30 Cookstown Road:

- Building Line – 25cm (in line with the existing building),
- Rear yard setback – 2.444metres (in line with the existing building) and
- Side yard - 42cm.

For (8): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

7. RATIFICATION OF EPOLLS

8. COMMITTEE REPORTS

9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

9.1 Development Permits List April 20 - 26, 2023

10. BUILDING PERMITS LIST (FOR INFORMATION ONLY)

10.1 Building Permits List

11. REQUISITIONS, PAYROLLS AND ACCOUNTS

11.1 Weekly Payment Vouchers Ending Week of April 26, 2023

SJMC-R 2023-05-01/187

Moved By Councillor Ellsworth

Seconded By Councillor Bruce

That the weekly payment vouchers for the week ending April 26, 2023, in the amount of \$5,167,694.02, be approved as presented.

For (8): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

12. TENDERS/RFPS

12.1 2023068 - Supply and Delivery of Glass Beads

SJMC-R 2023-05-01/188

Moved By Councillor Ellsworth

Seconded By Councillor Hickman

That Council approve for award this open call to the lowest bidder meeting specifications, Vantac ITS Group, for \$47,269.60 per year (HST Incl.) as per the Public Procurement Act.

For (8): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

14. OTHER BUSINESS

14.1 National Day for Truth and Reconciliation

Councillor Korab asked whether this will also be a holiday for schools and how it would affect after school programs if the schools were not closed on the day. Staff advised that they would look into whether this is also a school holiday and advise Council.

SJMC-R 2023-05-01/189

Moved By Councillor Ellsworth

Seconded By Councillor Bruce

That Council approve the City's observance of National Day for Truth and Reconciliation on October 2, 2023.

For (8): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

15. **ACTION ITEMS RAISED BY COUNCIL**

16. **ADJOURNMENT**

There being no further business, the meeting adjourned at 3:35 pm.

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: Notices Published – 57 Blackler Avenue

Date Prepared: May 3, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 3

Decision/Direction Required:

A Change of Non-Conforming Use has been submitted for 57 Blackler Avenue.

Discussion – Background and Current Status:

The proposed application is to change the use from an Office Use (Allan Sooley Plumbing) to a Restaurant Use (take-out). Hours of operation will be 7 days a week from 3 p.m.- 10 p.m. The floor area of the business will remain at approximately 87m² and is located on the ground floor. On-site parking is provided. The proposed application site is in the Residential 1 Use (R1) Zone.

The existing on-site parking was reviewed by staff and Development Committee. It was determined that some of the existing parking stalls are not in compliance with the City's sightline requirements, creating a potential safety issue. While there is no parking required for approval of this use based on the floor area, it was recommended that a condition of Council Approval be the submission and approval of a site plan which addresses the sightline issues prior to final Development Approval.

Two submissions were received. The first submission states that they do not want a Restaurant due to traffic flow problems with Twin Rinks, and the creation of extra garbage. The Transportation Division has no concerns about the intensity of trips generated for this change of use. Garbage would be addressed by the Commercial Maintenance By-Law. The second submission is in support of the application.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighboring property owners.
3. Alignment with Strategic Directions:

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A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

4. Alignment with Adopted Plans: St. John's Envision Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: St. John's Development Regulations Section 7.5 "Non-Conforming" and Section 10 "Residential 1 (R1) Zone".
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Engagement and Communications Considerations: Public advertisement in accordance with **Section 4.8 Public Consultation of the St. John's Envision Development Regulations**. The City has sent written notices to property owners within a minimum 150-metre radius of the application site. The application has been advertised in The Telegram newspaper at least twice and is posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council approve the Change of Non-Conforming Use from an Office Use to a Restaurant Use at 57 Blacker Avenue, with the condition that a site plan be submitted and approved which addresses the sightline issues prior to final Development approval.

Prepared by:

**Andrea Roberts, P.Tech, Senior Development Officer, Planning & Development
Planning, Engineering and Regulatory Services**

Approved by:

**Jason Sinyard, P.Eng, MBA Deputy City Manager
Planning, Engineering and Regulatory Services**

Report Approval Details

Document Title:	Notices Published - 57 Blackler Avenue.docx
Attachments:	
Final Approval Date:	May 3, 2023

This report and all of its attachments were approved and signed as outlined below:

No Signature - Task assigned to Lindsay Lyghtle Brushett was completed by workflow administrator Karen Chafe

Lindsay Lyghtle Brushett - May 3, 2023 - 3:35 PM

Jason Sinyard - May 3, 2023 - 4:20 PM

Christine R. Carter

From: [REDACTED]
Sent: Sunday, April 16, 2023 9:14 AM
To: CityClerk
Subject: (EXT) 57 Blackler Ave.

My name is [REDACTED]

I DO NOT want a take out Restaurant on my street.

We have been living her [REDACTED], and have experienced traffic flow problems with Twin Rinks [REDACTED]
[REDACTED]

We do not want another business here that adds to traffic flow and creates garbage thrown around.

Regards

[REDACTED]

Office of The City Clerk?

April 29th 2023

City of St. John's

I am Writing To You Concerning To
Change The Use From An Office use
(Allan School planning To a
Restaurant. I have No Problems
With This Change. I am Just

And It's Very

Convenient For me. And It Will
Be Great For The Reason

It Will Give me The privilege
Not To have To Cook So Often.

Ha Ha "I Do Not Need To Remain
Anonymous? Thank You For Sending
me This Information To make my

Choice: My Choice Is. I am all for It.

Karen Chafe

From: [REDACTED]
Sent: Wednesday, May 3, 2023 9:38 AM
To: CityClerk
Subject: (EXT) 57 Blackler ave

Hi

I am against the proposed restaurant for 57 Blackler ave . This area has enough traffic with Twin rinks as well as the City Depot and the new Mews . This is a residential area .

Thanks
[REDACTED]

Sent from my iPhone

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Minutes of Committee of the Whole - City Council Council Chambers, 4th Floor, City Hall

May 3, 2023, 9:30 a.m.

Present: Councillor Maggie Burton
Councillor Ron Ellsworth
Councillor Sandy Hickman
Councillor Debbie Hanlon
Councillor Jill Bruce
Councillor Jamie Korab
Councillor Carl Ridgeley

Regrets: Mayor Danny Breen
Deputy Mayor Sheilagh O'Leary
Councillor Ophelia Ravencroft
Councillor Ian Froude

Staff: Derek Coffey, Deputy City Manager of Finance & Administration
Jason Sinyard, Deputy City Manager of Planning, Engineering &
Regulatory Services
Cheryl Mullett, City Solicitor
Ken O'Brien, Chief Municipal Planner
Karen Chafe, City Clerk
Susan Bonnell, Manager - Communications & Office Services
Christine Carter, Legislative Assistant

Others Leanne Piccott, Manager - HR Advisory Services

1. Revised Alcohol and Drug Policy

Councillor Ellsworth presented Council with the revised Alcohol and Drug Policy and highlighted the two key goals to this policy which is to:

1. Promote a positive impact on employee health and well-being while addressing performance and productivity within the City and,
2. ensure compliance with current employment and human rights legislation.

Some of the key updates to the policy which include:

- updated definition of “drugs” and other related definitions.
- Removal of Appendix 4: Hosting Guidelines as these are covered in existing Hosting guidelines and Room usage agreement and Use of City Facilities policy and procedures.
- Adjustment to disclosure requirements for mood altering substances.
- Clarification as to what is a “significant work-related incident” and related responsibilities.

Clarification was sought on the testing to be used for cannabis and how this impacts those whose use is doctor prescribed.

Staff advised that there is a protocol for swab and urinalysis testing. Oversight for medically prescribed use would be monitored via the City’s Occupational Health Nurse working with the employee’s physician.

Recommendation

Moved By Councillor Ellsworth

Seconded By Councillor Bruce

That Council approve the revised Alcohol and Drug Policy.

For (6): Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, and Councillor Korab

MOTION CARRIED (6 to 0)

2.0 Text Amendment – Heritage Use Definition and Conditions for Extensions to Heritage Buildings

Councillor Burton reviewed for Council the recommended text amendment to the Envision St. John’s Development Regulations to clarify the definition of a Heritage Use and add conditions for building extensions to designated Heritage Buildings.

The rationale for this amendment is two-fold. First, it is to protect a Heritage Building from being overshadowed by a large extension. Second, there are many Heritage Buildings in residential zones and there is a desire to limit the size of extensions so that a non-residential use remains appropriate in its neighbourhood. Should an applicant wish to propose a larger extension than what the Heritage Use permits, the applicant may have to apply for rezoning to a non-residential zone.

The next step would be to receive public feedback on the proposed recommended text amendments, noting that further discussion on the feedback received from the public engagement would be held and possible revisions made to the proposed amendments.

There was a discussion on the timing of these amendments and whether there were any past or current applications that would be affected. Staff advised that there have been inquiries only, and no applications have been submitted.

Staff advised that an application for an extension would be reviewed by Staff and the Built Heritage Experts Panel, and this is just an attempt to put criteria in place for what can be done in these areas. Staff also noted that it is not trying to close the door on development but to lay the ground rules to allow for such developments.

This is a very important conversation to see Heritage Buildings remain viable in their neighbourhoods allowing for commercial activities that Council deems appropriate.

The public was encouraged to share their feedback on the amendment.

Recommendation

Moved By Councillor Burton

Seconded By Councillor Ellsworth

That Council consider a text amendment to the Envision St. John's Development Regulations to update the definition of Heritage Use and add conditions for extensions to Heritage Buildings.

For (6): Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, and Councillor Ridgeley

Against (1): Councillor Ellsworth

MOTION CARRIED (6 to 1)

3.0 Built Heritage Experts Panel Report April 19, 2023

1. 70 Circular Road, Designated Heritage Building, SIT2300008

Recommendation

Moved By Councillor Burton

Seconded By Councillor Korab

That Council approved the landscaping renovations and accessory buildings at 70 Circular Road, a designated Heritage Building, as

proposed on the landscape development plans dated October 21, 2022.

For (7): Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

2. 70 Queen's Road, Extension, Designated Heritage Building

Recommendation

Moved By Councillor Burton

Seconded By Councillor Bruce

That Council approve the proposed extension at 70 Queen's Road, a designated Heritage Building, with the following conditions:

- that the brick being used is to be the same brick used on the front façade;
- brick is to be installed on the back of the building; and
- the chain-link fence is to be replaced with a wooden fence.

For (7): Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

4.0 Royal St. John's Regatta Committee Hall of Fame Banquet Luncheon

Recommendation

Moved By Councillor Ellsworth

Seconded By Councillor Korab

That Council sponsor the Royal St. John's Regatta Committee Hall of Fame Banquet Luncheon at an estimated cost of \$7000.

For (7): Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

DECISION/DIRECTION NOTE

Title: Text Amendment – Heritage Use Definition and Conditions for Extensions to Heritage Buildings

Date Prepared: April 12, 2023

Report To: Committee of the Whole

Councillor and Role: Councillor Ian Froude, Planning

Ward: N/A

Decision/Direction Required:

To consider a text amendment to the Envision St. John's Development Regulations to clarify the definition of a Heritage Use and add conditions for building extensions to designated Heritage Buildings.

Discussion – Background and Current Status:

We have many designated Heritage Buildings in St. John's, in which an owner may apply for a Heritage Use. What happens when the owner proposes building an extension? Can a Heritage Use be approved in an extension to a Heritage Building? Staff propose amendments to clarify this, and to set conditions on the size of an extension to a designated Heritage Building.

From the Envision St. John's Development Regulations, Heritage Use is defined as the use of a designated Heritage Building which is, in Council's opinion, compatible with the adjoining uses. In practice, the City has allowed an approved Heritage Use to also exist in any extension to the original Heritage Building. For example, if a Heritage Building is used as a restaurant, the restaurant would also be permitted in an extension to the Heritage Building. Heritage Use is a discretionary use in most zones, and generally the standards (such as setbacks, building height, and so on) are in the discretion of Council. Concerns have been raised that there is no guidance on an appropriate size of a building extension and that an extension could be large enough that it overshadows the original Heritage Building.

Is it proposed to amend the definition of Heritage Use and add conditions as follows:

Section 2 Definitions - *Heritage Use means any Use of a designated heritage building or extension thereof which is, in Council's opinion, compatible with the adjoining uses.*

Section 6 Specific Developments - Heritage Use

(1) (a) A horizontal extension to a Building containing a Heritage Use on a façade facing a Street shall not exceed 75% of the width of that Building facade; and

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(b) A vertical extension to a Building containing a Heritage Use shall step back from the original Building. The distance of the setback shall be in the discretion of Council.

(2) Applications for an extension to a Building containing a Heritage Use shall require public consultation in accordance with Section 4.8

For ease of reference, the Development Regulations include this definition already:

STEPBACK means the portion of a building that is horizontally recessed from the façade that faces the street.

These conditions are proposed as a starting point for discussion and may be changed prior to adoption by Council, based on the feedback during public consultation. These conditions would apply to building extensions where the approved use is a Heritage Use. From the above restaurant example, if a Restaurant is a permitted use in the zone, then staff would apply the setbacks and building height for Restaurants – not these proposed standards for a Heritage Use. If a Restaurant is not a permitted or discretionary use in the zone, and it was approved as a Heritage Use, then these new standards would apply.

The value of 75% was chosen for horizontal expansions along a streetscape so that the extension does not exceed the width of the original Heritage Building. The amendment would not restrict the horizontal extension on a façade that does not face a street (for example, an extension to the rear of a building). The vertical extension (building upward) does not set a maximum building height because there is such variation of heights of Heritage Buildings. The building height should be similar to the maximum building height in the zone but will be left in the discretion of Council.

It is proposed that a building extension should be stepped back from the original Heritage Building to ensure that the Heritage Building is distinct and not overshadowed. An appropriate setback may vary from building to building so is in the discretion of Council, allowing flexibility in design. Applications for building extensions to a Heritage Building may require a Heritage Report in which the design could be explained and evaluated in detail.

The rationale for this amendment is two-fold. First, it is to protect a Heritage Building from being overshadowed by a large extension. Second, there are many Heritage Buildings in residential zones and there is a desire to limit the size of extensions so that a non-residential use remains appropriate in its neighbourhood. Should an applicant wish to propose a larger extension than what the Heritage Use permits, the applicant may have to apply for rezoning to a non-residential zone.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.

Text Amendment – Heritage Use Definition and Conditions for Extensions to Heritage Buildings

2. Partners or Other Stakeholders: Heritage NL; property owners of designated Heritage Buildings; heritage organizations.
3. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.
4. Alignment with Adopted Plans: St. John's Municipal Plan and Development Regulations; St. John's Heritage By-Law.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: An amendment to the Envision St. John's Development Regulations is required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Consultation will be carried out as required by the Envision St. John's Development Regulations. Further, a project page will be created on the Engage St. John's website and a notice will be mailed to all owners of designated Heritage Buildings.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council consider a text amendment to the Envision St. John's Development Regulations to update the definition of Heritage Use and add conditions for extensions to Heritage Buildings.

Prepared by: Ann-Marie Cashin, MCIP, Planner III

Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	Text Amendment - Heritage Use Definition and Conditions for Extensions to Heritage Buildings.docx
Attachments:	
Final Approval Date:	Apr 13, 2023

This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - Apr 12, 2023 - 4:42 PM

Jason Sinyard - Apr 13, 2023 - 9:30 AM

DECISION/DIRECTION NOTE

Title: 70 Circular Road, Designated Heritage Building, SIT2300008

Date Prepared: April 25, 2023

Report To: Committee of the Whole

Councillor and Role: Councillor Ian Froude, Planning

Ward: Ward 2

Decision/Direction Required:

To approve proposed accessory buildings and landscaping at 70 Circular Road, Sunnyside, a designated Heritage Building.

Discussion – Background and Current Status:

The City has received an application to install various accessory buildings and extensive landscaping at Sunnyside, 70 Circular Road, a designated Heritage Building. The subject property is within the Residential District of the Envision St. John's Municipal Plan, zoned Residential Special 1 (RA1), within Heritage Area 2 and is designated as a Heritage Building. This is one of the few properties in St. John's where the entire property is designated, not just the footprint of the building. Therefore, changes to the land require approval by Council.

The heritage statement of significance is attached for reference. The buildings and part of the property is also designated by the province as a Registered Heritage Structure. City staff referred the application to Heritage NL and they have no concerns.

The applicant is proposing to add accessory buildings (a pergola, a greenhouse and gazebos), as well as landscaping that includes plantings, new gates, water features, a fountain, paths and boardwalks. A detailed landscape plan is attached for review. The applicant is attempting to retain as many trees as possible, however some will be removed to accommodate the development. Sheet L02 in the attachments shows the trees to be removed (marked with "X").

From the St. John's Heritage By-Law's Heritage Design Standards, for Heritage Buildings:

- Decks and balconies shall not be permitted on a façade facing a public street unless they are original features of the building. In this case, original style and design to be maintained.
- Decks and balconies on other facades visible from a public street may be permitted where, in the opinion of Council, the design is compatible with the building's architectural characteristics and does not detract from its character-defining elements.
- Accessory buildings on the same property as a designated Heritage Building shall be, in the opinion of the Inspector, compatible with the architectural characteristics of the main building. Modern materials are permitted, provided the appearance replicates the building's period/architectural characteristics.

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As there are very few properties in the St. John's where the entire property is designated, there are no landscaping standards in the Heritage Design Standards.

The City's Built Heritage Experts Panel (BHEP) reviewed the proposed renovations at their April 19, 2023 meeting and recommended approval as proposed. The BHEP felt that much thought was put into the design and details of the development and the proposed landscaping complemented the Heritage Building and grounds. Staff agree with this recommendation.

70 Circular Road Designated Heritage Building



Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Heritage NL; neighbouring property owners and residents.
3. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

70 Circular Road, Designated Heritage Building, SIT2300008

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.

4. Alignment with Adopted Plans: St. John's Heritage By-Law.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: Not applicable.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Not applicable.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council approved the landscaping renovations and accessory buildings at 70 Circular Road, a designated Heritage Building, as proposed on the landscape development plans dated October 21, 2022.

Prepared by: Ann-Marie Cashin, MCIP, Planner III

Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	70 Circular Road, Designated Heritage Building, SIT2300008.docx
Attachments:	- 70 Circular Rd - Attachments (reduced).pdf
Final Approval Date:	Apr 27, 2023

This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - Apr 26, 2023 - 4:38 PM

No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Christine Carter

Jason Sinyard - Apr 27, 2023 - 4:14 PM

Statement of Significance



70 Circular Road - Sunnyside

Formal Recognition Type

City of St. John's Heritage Building, Structure, Land or Area

Description of Historic Place

70 Circular Road, St. John's, known locally as Sunnyside, is an excellent extant example of a 19th century estate with a house, gardens and outbuildings. Located on historic Circular Road, Sunnyside is surrounded on all sides by merchant and upper class houses in old St. John's. The designation encompasses the entire property, including the Victorian Gothic house, Coach House and surrounding land with mature trees, delineated by a fence.

Heritage Value

70 Circular Road, Sunnyside, has been designated a Municipal Heritage Site because it holds aesthetic, historic and environmental values.

70 Circular Road, Sunnyside is aesthetically valuable because it is an excellent surviving example of a mid to late 19th century estate located in old St. John's. This property, consisting of a dwelling house and a coach house are situated on a large country-like piece of land with mature trees. The buildings are constructed of wood and feature typical Victorian Gothic elements. The dwelling house, located at 70 Circular Road at the western end of the property, was built in three parts. The central portion is a gable roofed building with a 5-sided porch at the main entrance, and it was built first in 1846. The next owners extended this building by adding east and west wings in the 1880s. This house maintains most of its original fabric and features wooden, double hung, multi-paned windows, peaked dormer windows and glass roof bay windows, as well as multiple chimneys.

Sunnyside Coach House resembles the dwelling house very closely and it is situated directly behind the house at 070 Circular Road. The coach house, constructed to hold the horses and coach of the original owners, is designed in the Victorian Gothic style of architecture. The steeply pitched gable roof is punctuated by a central front peak, dormer windows and a peaked cupola. The front of this large building has several sets of wide barn doors with transoms. The central gable bay has a rectangular window, an upper loft door and the eaves are decorated with bargeboard. This building is quite decorative for a utilitarian structure.

Sunnyside has historical value because of its associations with its notable owners. The original owner, John O'Mara, came to Newfoundland sometime between 1831-1845 from Waterford, Ireland, and established an extensive mercantile firm. At his main premises on Water Street he dealt in general merchandise, including liquor. As a ship owner he was involved primarily in the seal fishery and like many other merchants he was active in politics. A Liberal, he was at one time the campaign secretary for John Kent. Concerned for the welfare of the poor he worked through the Benevolent Irish Society. In 1847 O'Mara was Commissioner of Roads for St. John's and District Health Warden. He was Justice of the Peace for the central district of the city in 1853.

Sunnyside was purchased by Scottish born James Murray in 1872 and it was Murray who made additions to the property as it stands today. James Murray operated one of the largest fishery supply firms in Newfoundland, was involved in Island politics and was known as "an exceedingly clever writer". Murray died at his St. John's residence, Sunnyside, on January 16, 1900. He was the father of Andrew H. Murray who eventually became an influential fisheries supplier and who formed a commission agency and importing firm. Sunnyside is owned and lived in by members of the Murray family today.

Sunnyside has environmental value because the property consists of a large area surrounded by mature trees. The neighbourhood has evolved over time and most properties have much smaller lots as land was gradually subdivided and sold for building lots. Sunnyside has maintained its original country-like setting in the heart of old St. John's and it takes up nearly an entire city block. It is bordered at the front and rear by the city streets Empire Avenue, which was the former Newfoundland Railway track, and Circular Road and on each end by private property.

Source: Designated at a regular meeting of the St. John's Municipal council held April 25, 2006, minutes SJMC2006-04-25/252R.

Character Defining Elements

All those elements that define the Victorian Gothic dwelling house, including:

- steeply pitched gable roofs;
- multiple chimneys;
- bay windows with fascia boards;
- 5-sided porch;
- narrow, wooden clapboard;
- glass-roofed ground level bay windows;
- all trim, pilasters, corner boards;
- peaked dormer windows;
- double hung windows with mullions; and
- all window and door openings.

All those elements that define the Victorian Gothic Coach House, including:

- steeply pitched gable roof with central gable bay;
- large barn doors with transoms;
- loft door in gable bay;
- all windows;
- peaked cupola;
- narrow wooden clapboard;
- bargeboard; and
- location behind main dwelling house.

All those elements that define the property as a whole estate, including:

- location on a large parcel of land in original configuration;
- spatial relation of house to outbuildings; and
- large mature lot with trees.

Location and History

Community	St. John's
Municipality	City of St. John's
Civic Address	070 Circular Road
Construction	1846 - 1872
Style	19th Century Vernacular
Building Plan	Rectangular Long Façade

Additional Photos



Sunnyside House Registered Heritage Structure

St. John's, NL

Registered Heritage Structure

Explore

 Google map



DESCRIPTION

Located on the remnants of a nineteenth century country estate, the sheltered Sunnyside House property sits in the company of many other historic upper class houses on Circular Road in St. John's, NL. The designation is confined to the footprint of the main dwelling house.

STATEMENT OF SIGNIFICANCE

Formal Recognition Type

Registered Heritage Structure

Heritage Value

Sunnyside House was designated a Registered Heritage Structure by the Heritage Foundation of Newfoundland and Labrador in 2007 due to its aesthetic and historic value.

Sunnyside House, located on the western end of the former Sunnyside property, was built in two parts. The central part of the structure, with its steep side-gabled roof, was the original 1846 building. The front-gabled east and west wings were added in the 1870s by local builder John Score. Many of the house's features from the 1870s reconstruction remain intact, such as the multiple chimneys, the double hung, multi-paned windows, peaked dormer windows, two front sunrooms and bay windows on the east and rear facades.

Sunnyside House has been owned by two prominent Newfoundland merchant families. The original owner, John O'Mara, came to Newfoundland sometime between 1831-1845 from Waterford, Ireland and established an extensive mercantile firm. Like many merchants of the time, he also entered politics. In 1847, O'Mara was Commissioner of Roads for St. John's and also served as the District Health Warden. He was Justice of the Peace for the city's central district in 1853. Sunnyside was purchased by Scottish-born merchant James Murray in 1872. It was Murray who made the additions to the property as it stands today. James Murray operated one of the largest fishery supply firms in Newfoundland and wrote on fishery and economic matters for St. John's newspapers and periodicals. Like O'Mara, James Murray was influential in Newfoundland politics, serving as MHA for Burgeo and La Poile. His son, Andrew H. Murray, went on to

establish the Murray Premises at St. John's Harbour. James Murray died at Sunnyside, on January 16, 1900.

Sunnyside House is the heart of what was once a large 19th-century estate. The house is located on a spacious property which once extended south to Kelly's Brook (below what is now Empire Ave) and east to the Lodge gatehouse at 60 Circular Road. Two of the estate's historic outbuildings, the Lodge and Stable, still stand today. The Sunnyside buildings are representative of a time when this neighbourhood was on the outskirts of town. They speak to the English-style estate living emulated by the city's prosperous merchants.

Source: Heritage Foundation of Newfoundland and Labrador property file "St. John's – Sunnyside House – FPT 3128"

Character Defining Elements

All those elements that define the Victorian vernacular house, including:

- steeply pitched gable roofs with fascia and bargeboard;
- size, style and placement of peaked dormers;
- size, style, trim and placement of 6/6 dormer windows;
- size, number and location of multiple chimneys;
- narrow wooden clapboard;
- all wooden trim, pilasters and corner boards;
- 5-sided porch on front facade;
- size, style and placement of 2 sunrooms on the front facade;
- two storey bay window on east wing;
- one storey bay on rear facade;
- size, style, trim and placement of double hung, 6/6 wooden windows;
- size, style, trim and placement of wooden storm windows, and;
- size, style, trim and placement of exterior wooden doors;

-size, style, trim and placement of exterior wooden doors,

All those elements that reflect its environmental setting,
including:

- location on a large parcel of land in original configuration;
- spatial relation of house to outbuildings, and;
- large mature lot with trees.

LOCATION AND HISTORY

Community

St. John's

Municipality

City of St. John's

Civic Address

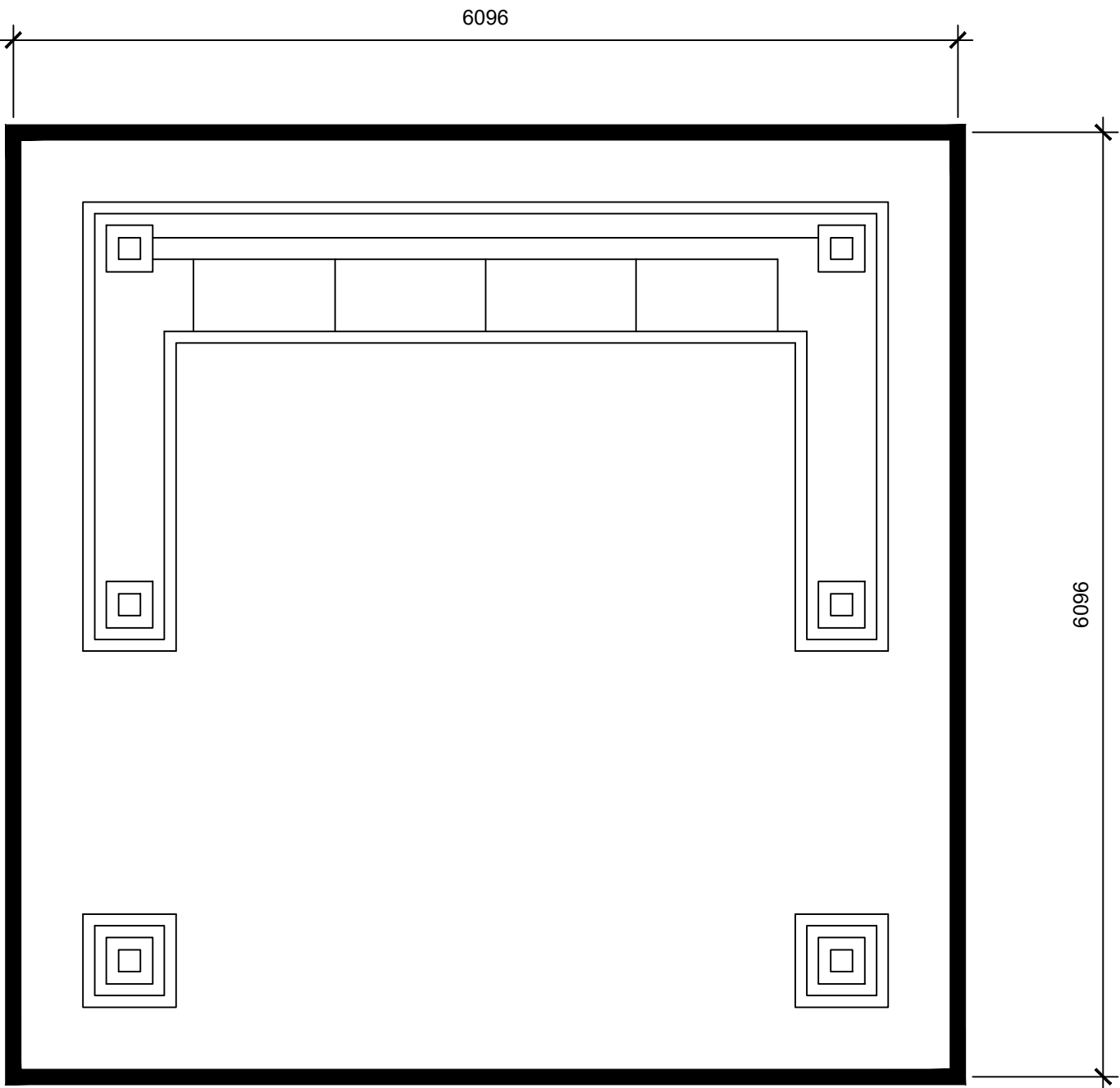
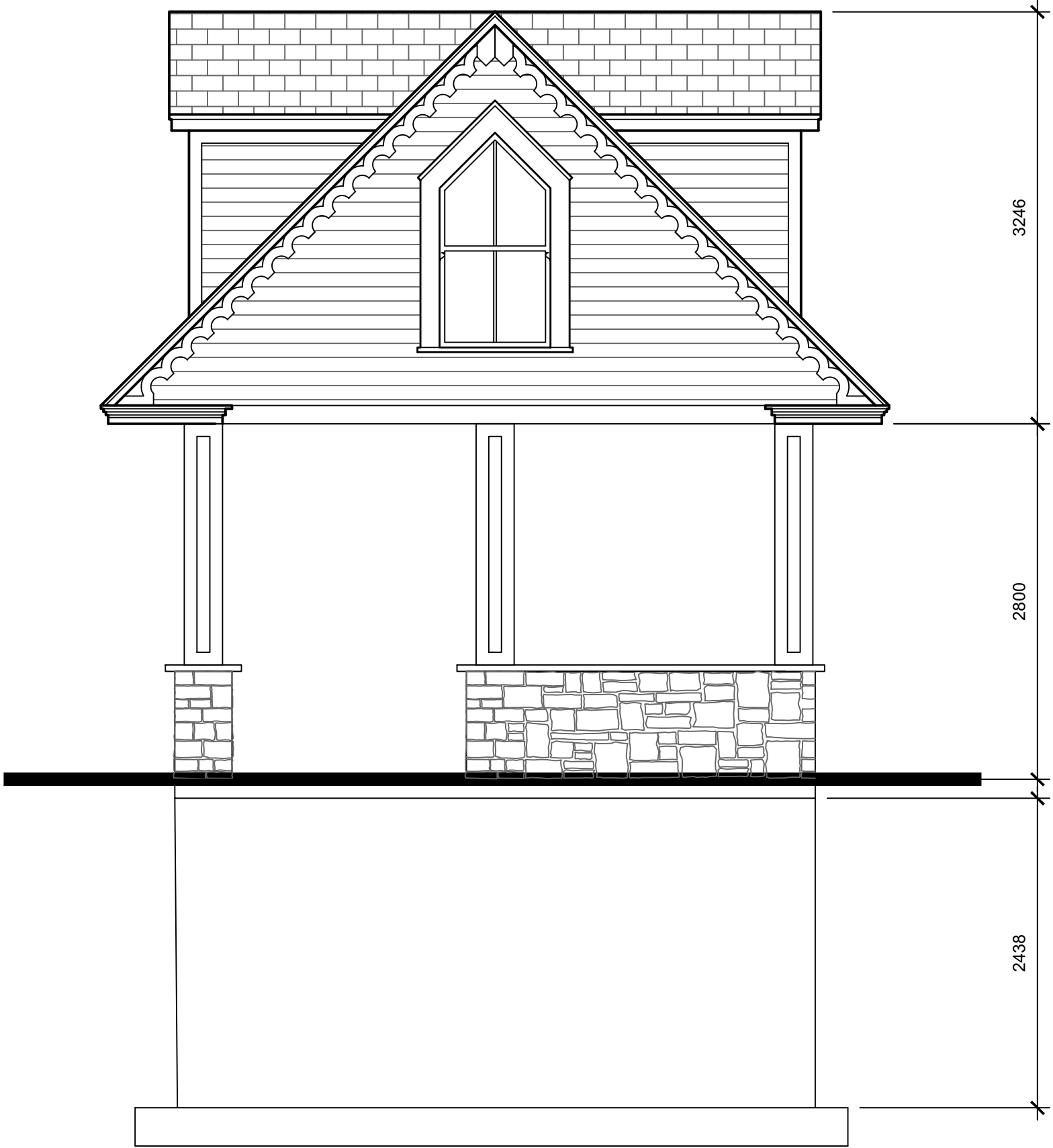
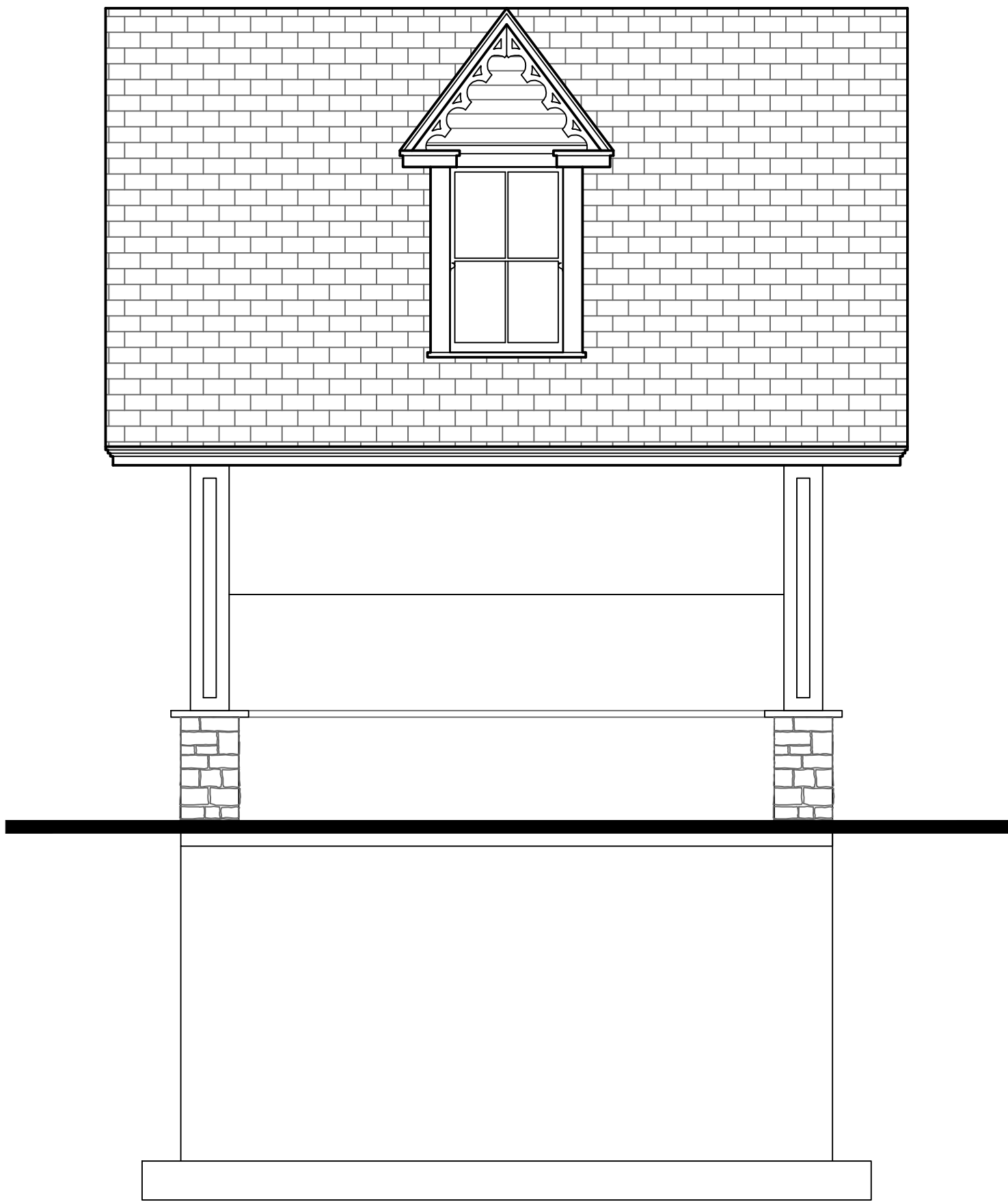
70 Circular Road

Construction (circa)

1846 - 1846

Style

Rectangular Long Façade



PROPOSED OUTDOOR GAZEBO

SCALE 1:50 (1:100 WHEN PRINTED ON A 11" X 17" SHEET)

1
A-5.0

ARCHITECTURAL CONSULTANT

collective

ARCHITECTURE + DESIGN

SUBCONSULTANT - STRUCTURAL

SUBCONSULTANT - MECHANICAL & ELECTRICAL

SUBCONSULTANT - CIVIL

DRAWN
DESIGNED

P.M.P.
K.N.

CHECKED
APPROVED

K.N.
K.N.

CONSULTANT'S PROJECT NO.
2021-19

PROFESSIONAL STAMP & PERMIT

NEWFOUNDLAND AND LABRADOR
MEMBER
Kelvin Nyathi, NLAA
Expires Dec 31 2023
Date: 23/03/23
LICENSED TO PRACTICE
ASSOCIATION OF ARCHITECTS

NOTES:
1. DO NOT SCALE FROM THIS DRAWING.
2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN MILLIMETERS.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ON SITE PRIOR TO PROCEEDING WITH ANY PORTION OF THIS WORK.
4. CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND CODES INCLUDING, BUT NOT LIMITED TO, THE NATIONAL BUILDING CODE OF CANADA, CURRENT EDITION.

4	ISSUED FOR REVIEW	23/03/23	KN
3	ISSUED FOR REVIEW	22/11/28	KN
2	ISSUED FOR REVIEW	22/11/16	KN
1	ISSUED FOR REVIEW	22/08/24	KN
NO.	DESCRIPTION	YY/MM/DD	BY

REVISIONS

DRAWING NOMENCLATURE

Detail/Section No.

3
A-1

3
Dwg. No.
Where detailed

PROJECT TITLE

Renovations to
SUNNYSIDE COACH HOUSE
70 Circular Road
St. John's, NL

DRAWING TITLE

OUTDOOR
GAZEBO

SCALE
DATE
REVISION NO.

SHEET NUMBER
A-5.0

LANDSCAPE DEVELOPMENT PLANS

70 CIRCULAR ROAD, ST. JOHN'S, NL

ISSUED FOR APPROVAL
OCTOBER 21, 2022

LIST OF DRAWINGS:

- G01 STANDARD ABBREVIATIONS
- G02 GENERAL NOTES AND LEGENDS
- G03 PLANTING SCHEDULE
- L01 OVERALL LANDSCAPE PLAN
- L02 EXISTING CONDITIONS AND REMOVALS PLAN
- L03 LAYOUT AND GRADING PLAN - SOUTH SITE
- L04 LAYOUT AND GRADING PLAN - NORTH SITE
- L05 PLANTING PLAN
- L06 LANDSCAPE LIGHTING AND IRRIGATION PLAN
- L07 PLANTING DETAILS
- L08 HARDSCAPE DETAILS
- L09 LANDSCAPE MISC. DETAILS
- L10 LANDSCAPE MISC. DETAILS

LANDSCAPE ARCHITECTS



MURRAY'S LANDSCAPE SERVICES LTD.
PO BOX 601
1525 PORTUGAL COVE RD.
PORTUGAL COVE - ST.PHILIPS, NL
A1M 3R6
EMAIL: INFO@MURRAYSGARDENS.COM
PHONE: 709.895.2800
FAX: 709.895.1000
MURRAYSGARDENS.COM



Phase	Phase I	Phase II	Phase III	Phase IV	Phase V
Scope	Retaining Wall (Design by others)	Greenhouse & Lower Gardens	Driveway & Front Gardens	Courtyard	Lawn & Secret Garden
Timeline	2022	2023	2023	2023 / 2024	2024

1 CONSTRUCTION PHASING PLAN
G00 NTS


FILENAME: PLOT DATE: THIS DRAWING HAS BEEN PREPARED FOR THE USE OF MURRAY'S LANDSCAPE SERVICES'S CLIENT AND MAY NOT BE USED, REPRODUCED OR RELIED UPON BY THIRD PARTIES, EXCEPT AS AGREED BY MURRAY'S AND ITS CLIENT, AS REQUIRED BY LAW OR FOR USE BY GOVERNMENTAL REVIEWING AGENCIES. MURRAY'S ACCEPTS NO RESPONSIBILITY, AND DENIES ANY LIABILITY WHATSOEVER, TO ANY PARTY THAT MODIFIES THIS DRAWING WITHOUT MURRAY'S EXPRESS WRITTEN CONSENT. DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS.

ABBREVIATION	DESCRIPTION	EJ	EXPANSION JOINT	L	LITERS	RET	RETURN	X	BY, TIMES
AB	ANCHOR BOLT	EL	ELEVATION	LAM	LAMINATE	REV	REVISE		
AD	AREA DRAIN	ELECT	ELECTRICAL	LAT	LATITUDE	RH	RIGHT HAND	YH	YARD HYDRANT
ADD	ADDITIONAL	ELEV	ELEVATION / ELEVATOR	LAV	LAVATORY	RHMS	ROUND HEAD MACHINE SCREW		
ADH	ADHESIVE	EMER	EMERGENCY	LBS	POUNDS	RHWS	ROUND HEAD WOOD SCREW	&	AND
ADJ	ADJACENT	EMH	ELECTRICAL MANHOLD	LB/CU FT	POUNDS PER CUBIC FOOT	RL	RAIN LEADER	@	AT
ADMIN	ADMINISTRATION	ENCL	ENCLOSURE	LC	LIGHT CONTROLLER	RM	ROOM	¢	CENTRELINE
AFF	ABOVE FINISHED FLOOR	EOL	END OF LINE	LF	LINEAR FEET	RO	ROUGH OPENING	#	NUMBER
AFG	ABOVE FINISHED GRADE	EOP	EDGE OF PAVEMENT	LG	LONG	RPM	REVOLUTIONS PER MINUTE	%	PERCENTAGE
AHU	AIR HANDLING UNIT	EQ	EQUAL	LH	LEFT HAND	RR	RAILROAD	\$	CURRENCY / DOLLAR VALUE
ALT	ALTERNATE	EQUIP	EQUIPMENT	LN	LINEAR	RT	RIGHT		
ALUM	ALUMINUM	ES	EMERGENCY STOP	LP	LOW POINT / LIGHT POLE	RV	REGULATING VALVE		
APPROX	APPROXIMATE	EVC	EDGE OF VERTICAL CURVE	LTG	LIGHTS / LIGHTING	ROW	RIGHT OF WAY		
ARCH	ARCHITECTURE	EW	EACH WAY	LTS	LOW TEMPERATURE SENSOR	S	SOUTH		
ASSY	ASSEMBLY	EX	EXISTING	LWL	LOW WATER LEVEL	SAN SWR	SANITARY SEWER		
AUTO	AUTOMATIC	EXP	EXPANSION			SCHED	SCHEDULE		
AVG	AVERAGE	EXP JT	EXPANSION JOINT	M	METRES	SD	SMOKE DETECTOR		
		EXT	EXTERIOR	MAN	MANUAL	SDMH	STORMDRAIN MANHOLE		
B	BOTTOM			MAX	MAXIMUM	SDWK	SIDEWALK		
B&B	BALL AND BURLAPPED (TREE)	F/A	FROM ABOVE	MB	MACHINE BOLT	SEC	SECOND		
B/B	BACK TO BACK	F/B	FROM BELOW	MECH	MECHANICAL	SECT	SECTION		
BAL	BALANCE	F	FLOW	MED	MEDIUM	SED	SEDIMENTATION		
BAT	BATTERY	F TO F	FACE TO FACE	MET	METAL	SEP JT	SEPERATION JOINT		
BC	BEGIN CURVE	FA	FIRE ALARM	MFD	MANUFACTURED	SEW	SEWAGE		
BD	BOARD	FB	FACE BRICK	MFR(S)	MANUFACTURER (S)	SIM	SIMILAR		
BFP	BACKFLOW PREVENTER	FC	FLEXIBLE CONNECTION	MID	MIDDLE	SK	SINK		
BH	BOREHOLE	FD	FLOOR DRAIN	MIR	MIRROR	SM	SHEET METAL		
BIT	BITUMINOUS	FDN	FOUNDATION	MH	MANHOLE	SMH	STORMWATER MANHOLE		
BK	BACK	FH	FIRE HYDRANT	MIN	MINIMUM	SOG	SLAB ON GRADE		
BKR	BREAKER	FHC	FIRE HOSE CABINET	MISC	MISCELLANEOUS	SPA	SPACING		
BL	BASELINE	FHMS	FLAT HEAD MECHANICAL SCREW	MJ	MECHANICAL JOINT	SPEC (S)	SPECIFICATION (S)		
BLDG	BUILDING	FIN	FINISH	MM	MILLIMETRES	SPLY	SUPPLY		
BLK	BLOCK	FFE	FINISH FLOOR ELEVATION	MO	MASONRY OPENING	SQ	SQUARE		
BL	BOTTOM LOWER LAYER	FG	FINISH GRADE	MP	METERING PUMP	SQ M	SQUARE METRE		
BOS	BOTTOM OF SLOPE	FLG	FLANGE	MT	MOUNT	SQ FT	SQAURE FOOT OR FEET		
BENCHMARK	BM	FLR	FLOOR	MTL	MATERIAL	S ST	STAINLESS STEEL		
B PL	BASE PLATE	FLEX	FLEXIBLE	MW	MEMBRANE WATERPROOFING	ST SWR	STORM SEWER		
BRK	BRICK	FLT	FILTER	MWL	MAXIMUM WATER LEVEL	STD	STANDARD		
		FT	FOOT / FEET			STK	STOAGE TANK		
CAB	CABINET	FTG	FOOTING	N	NORTH	STL	STEEL		
CAR	CARPET	FU	FIXTURE	N/A	NOT APPLICABLE	STN	STATION		
CB	CATCH BASIN	FURN	FURNISH, FURNISHED	N/C	NORMALLY CLOSED	STOR	STORAGE		
C/C	CENTRE TO CENTRE	FWD	FORWARD	N/O	NORMALLY OPENED	STRUCT	STRUCTURAL		
CC	CONTROL CABLE			NBC	NATION BUILDING CODE	SU	SUMP		
CHEM	CHEMICAL	GA	GAUGE	NF	NEAR FACE	SUSP	SUSPENDED		
CHKD	CHEKERED	GAL	GALLON	NIC	NOT IN CONTRACT	SV	SHUTOFF		
CHKD PL	CHECKER PLATE	GALV	GAVANIZED	No (s).	NUMBER (S)	SYM	SYMMETRICAL		
CI	CAST IRON	GD	GUTTER DRAIN	NOM	NOMINAL	SYS	SYSTEM		
CIP	CAST IRON PIPE	GEN	GENERATOR	NPW	NONPOTABLE WATER				
CJ	CONTROL / CONSTRUCTION JOINT	GL	GLASS	NS	NON-SHRINK				
CLG	CEILING	GND	GROUND	NTS	NOT TO SCALE	T	TOP		
CLR	CLEARANCE	GPD	GALLONS PER DAY			T/A	TO ABOVE		
CMP	CORRUGATED METAL PIPE	GPH	GALLONS PER HOUR	O/O	OUTSIDE TO OUTSIDE	TAN	TANGENT		
CMU	CONCRETE MASONARY UNIT	GPM	GALLONS PER MINUTE	OC	ON CENTRE	T&B	TOP AND BOTTOM		
CO	CLEAN OUT	GR	GRADE	OD	OUTSIDE DIAMETER	T/B	TO BELOW		
COL	COLUMN	GRAN	GRANULAR	OF	OUTSIDE FACE	T&G	TONGUE AND GROOVE		
COMB SWR	COMBINED SEWER	GSP	GALVANIZED STEEL PIPE	OFLOW	OVERFLOW	TBD	TO BE DETERMINED		
CONC	CONCRETE MASONARY UNIT	GV	GATE VALVE	OH	OVERHEAD	TBM	TEMPORARY BENCHMARK		
CONN	CONNECTION	GVL	GRAVEL	OPER	OPERATING / OPERATOR	TD	TIME DELAY		
CONST	CONSTRUCTION			OPNG	OPENING	TECH	TECHNICAL		
CONT	CONTINUE (ED), (OUS), (ATION)	GYP BD	GYPSUM BOARD	OPP	OPPOSITE	TEL	TELEPHONE		
CONTR	CONTRACTOR	H	HIGH	OSD	OPEN SITE DRAIN	TEMP	TEMPORARY		
COR	CERTIFICATE OF RECOGNITION (SAFETY PROGRAM)	HB	HOSE BIBB	OZ	OUNCE	TF	TOP FACE		
CORR	CORRIDOR	HOR	HORIZONTAL			TH	TEST HOLE		
CP	CONTROL PANEL	HP	HYDRO POLE	P	PUMP	THD	THREAD		
CRS	COURSES	HP	HIGH POINT	PC	POINT OF CURVE	THK	THICK / THICKNESS		
CSK	COUNTERSUNK	HR	HOOR	PCST	PRECAST CONCRETE PIPE	THRU	THROUGH		
CTL J	CONTROL JOINT	HS	HAND SWITCH	PCV	PRESSURE CONTROL VALVE	TJ	TIE JOIST		
CTN J	CONSTRUCTION JOINT	HSS	HOLLOW STRUCTURAL STEEL	PEP	POLYETHYLENE PIPE	TK	TANK		
CRT(S)	CENTRE(S)	HT	HEIGHT	PI	POINT OF INTERSECTION	TO	TOP OF		
CU	CUBIC	HV	HOSE VALVE	PIHC	POINT OF INTERSECTION OF HORIZONTAL CURVE	TOC	TOP OF CONCRETE		
CU YD	CUBIC YARD	HVAC	HEATING VENTILATING AND AIR CONDITIONING	PIVC	POINT OF INTERSECTION OF VERTICAL CURVE	TOM	TOP OF MASONRY		
CU FT	CUBIC FEET	HW	HOT WATER	PL	PLATE	TOS	TOP OF SLOPE / STEEL		
CU M	CUBIC METRE	HWL	HIGH WATER LEVEL	PLYWD	PLYWOOD	TP	TURNING POINT		
CK	CHECK VALVE	HWY	HIGHWAY	PNL	PANEL	TR	TREAD		
C/W	COMPLETE WITH			POT	POINT OF TANGENT	TRANS	TRANSFORMER		
CW	COLD WATER	IE	INVERT ELEVATION	PP	POWER POLE	TS	TEMPERATURE SENSOR		
CWT	CERAMIC WALL TALL	IF	INSIDE FACE	PR	PAIR	TYP	TYPICAL		
		IN	INCHES	PREFAB	PREFABRICATED	U/C	UNDER CUT		
DC	DIRECT CURRENT	INC	INCORPORATED	PREMAN	PREMANUFACTURED	UNO	UNLESS NOTED OTHERWISE		
DEPT	DEPARTMENT	INCR	INCREASE	PROJ	PROJECTION	U/S	UNDERSIDE		
DET	DETAIL	INSUL	INSULATE	PROP	PROPERTY				
DF	DRINKING FOUNTAIN	INSTM	INSTRUMENT (ATION)	PS	POLYCARBONATE SHEET	V	VOLT		
DI	DITCH INLET	INT	INTERIOR	PSF	POUNDS PER SQUARE FOOT	VERT	VERTICAL		
DIA	DIAMETER	INV	INVERT	PSI	POUNDS PER SQUARE INCH	VB	VAPOUR BARRIER		
DIAG	DIAGONAL	IPS	INCHES PER SECOND	PT	POINT, PRESSURE TREATED	VC	VERTICAL CURVE		
DIR	DIRECTION	IRRIG	IRRIGATION	PV	PLUG VALVE	VNR	VENEER		
DIM	DIMENSION	IW	IRRIGATION WELL	PVC	PLASTIC VINYL COMPOSITE	VT	VYNLTILE		
DIP	DUCTILE IRON PIPE			PVMT	PAVEMENT				
DIST	DISTRIBUTION	JAN	JANITOR	PW	POTABLE WATER	W	WEST, WATTS		
DIV	DIVISION	JB	JUNCTION BOX	PWR	POWER	W/	WITH		
DN	DOWN	JCT	JUNCTION			WC	WATER CLOSET		
DS	DISCONNECT SWITCH	JF	JOINT FILLER	R	RADIUS / RISER	WD	WOOD		
DWG(S)	DRAWING (S)	JT	JOINT	RB	RUBBER BASE	WF	WALL FITTING		
DWL	DOWEL			RD	ROOF DRAIN	WH	WALL HYDRANT		
		KITCH	KITCHEN	REG	REGULAR	WO	WINDOW OPENING		
E	EAST	KO	KNOCK OUT	REF	REFERENCE	WP	WATERPROOFING		
EA	EACH	KS	KITCHEN SINK	REINF	REINFORCE (ING) (ED)	WS	WATER SURFACE		
EC	END CURVE	KW	KILOWATT	REQ	REQUIRED	WT	WEIGHT		
EF	EACH FACE	KWH	KILOWATT HOURS			WW	WET WELL		
						WWM	WELDED WIRE MESH		

1

LIST OF STANDARD ABBREVIATIONS

G01 NTS

ISSUE			REVISIONS				DRAWN BY:	DESIGNED BY:	<div><div>MURRAY'S</div></div> <div>MURRAY'S LANDSCAPE SERVICES LTD. PO BOX 601 1525 PORTUGAL COVE RD. PORTUGAL COVE - ST. PHILIPS, NL A1M 3R6 PHONE: 709.895.2800 FAX: 709.895.1000</div>	LANDSCAPE DEVELOPMENT PLANS							
							TM	TM		70 CIRCULAR RD. ST. JOHN'S, NL							
							CHECKED BY:	APPROVED BY:									
							TM	TM									
2	10-21-2022	ISSUED FOR APPROVAL					SCALE:			CLIENT:	DRAWING TITLE:		DWG. NO.	REV.	SHEET		
1	06-11-2022	ISSUED FOR CLIENT REVIEW					HALF-SIZED PLOTS (11X17) = 1:250 FULL-SIZED PLOTS (22X34) = 1:125			PRIVATE RESIDENCE		STANDARD ABBREVIATIONS		-	-	G01	
NO.	DATE	ISSUED FOR			REV.		DATE										

FILENAME: PLOT DATE: THIS DRAWING HAS BEEN PREPARED FOR THE USE OF MURRAY'S LANDSCAPE SERVICES'S CLIENT AND MAY NOT BE USED, REPRODUCED OR RELIED UPON BY THIRD PARTIES, EXCEPT AS AGREED BY MURRAY'S AND ITS CLIENT, AS REQUIRED BY LAW OR FOR USE BY GOVERNMENTAL REVIEWING AGENCIES. MURRAY'S ACCEPTS NO RESPONSIBILITY, AND DENIES ANY LIABILITY WHATSOEVER, TO ANY PARTY THAT MODIFIES THIS DRAWING WITHOUT MURRAY'S EXPRESS WRITTEN CONSENT. DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS.

- 1

G03
- NTS
- NOTES:

1. SEE SHEET L05 FOR ALL PLANT LOCATIONS

2. SEE GENERAL NOTES ON G02 FOR NOTES ON PLANTING.

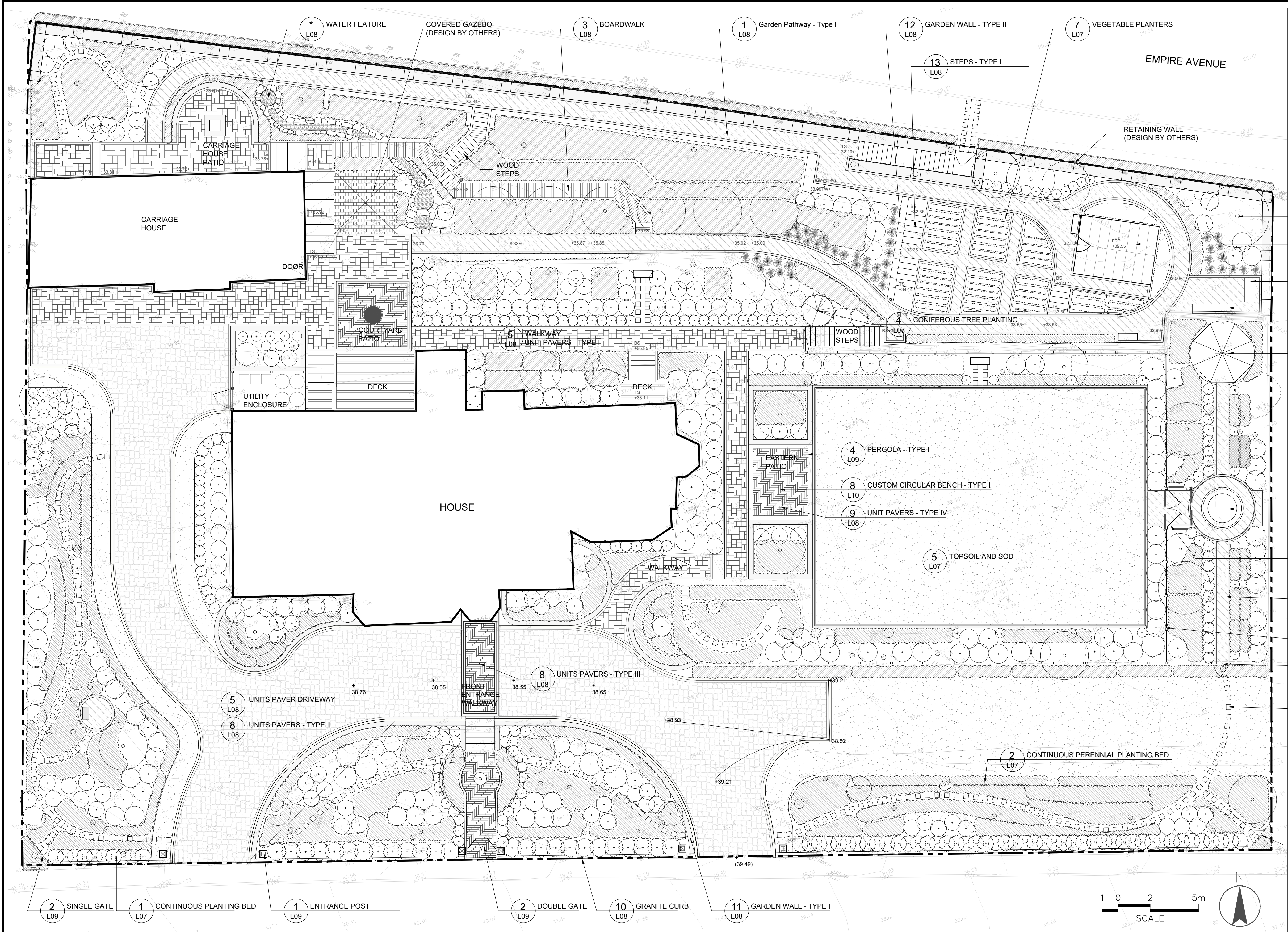
3. SEE DETAIL SHEETS L06-L07 FOR SPECIFIC DETAILS ON PLANT INSTALLATIONS.

Symbol	Quantity	Latin Name	Common Name	Size	Notes
Deciduous Trees					
Apb	3	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	250cm WB	
Aja	1	Acer japonicum 'Aconitifolium'	Fernleaf Full moon Japanese Maple	200cm WB	
Bph	1	Betula Papyrifera	Paper Bark Birch	50mm WB	3-stem Clump
Cff	1	Cornus florida	Flowering Dogwood	200cm WB	
Ckm	1	Cornus Kousa 'Milky Way'	Milky Way Flowering Dogwood	200cm WB	
Ccg	2	Crataegus Crus Galli	Cockspur Hawthorn	200cm WB	
Fsp	1	Fagus sylvatica 'Purpurea'	Copper Beech	70mm WB	
Msr	2	Magnolia Stellata 'Royal Star'	Royal Star Magnolia	200cm WB	
Md	2	Malus 'Dolgo'	Dolgo Crabapple	50mm WB	
Ms	1	Malus 'Selkirk'	Selkirk Crabapple	50mm WB	
Mr	1	Malus 'Rinki'	Rinki Crabapple	50mm WB	
Pk	1	Prunus 'Kwanzan'	Kwanzan Cherry	250cm WB	
Pcc	6	Pyris calleryana 'Chanticleer'	Chanticleer Ornamental Pear	45mm WB	
Sdp	1	Syringa 'Bloomerang Dark Purple'	Bloomerang Dark Purple Lilac Std. Tree	100cm WB	
Ugc	1	Ulmus glabra 'Camperdownii'	Camperdown Weeping Elm	200cm WB	
Coniferous Trees					
Jcg	3	Juniperus chinensis 'Gin Fizz'	Gin Fizz Pyramidal Juniper	100cm	
PP	1	Picea Pungens 'Glauca'	Colorado Blue Spruce	150cm WB	
Deciduous Shrubs					
Ac	3	Amelanchier canadensis	Serviceberry	150cmWB	Multi-stemmed clump
Aa	3	Aronia mel. 'Autumn Magic'	Autumn Magic Chokeberry	#3	
Btc	29	Berberis thunbergii 'Concorde'	Concorde barberry	#3	
Btr	10	Berberis thunbergii 'Rose Glow®'	Rose Glow Barberry	#3	
Csm	3	Cornus sanguinea 'Midwinter Fire'	Bloodtwig Dogwood	#2	
Cac	9	Cotoneaster apiculatus	Cranberry Cotoneaster	#2	
Cal	56	Cotoneaster acutifolius var. lucidus	Peking Cotoneaster	#2	Install as a hedge space 600mm O.C
Eac	4	Euonymus alatus 'Compactus'	Dwarf Winged Burning Bush	#2	
Hia	1	Hamamelis x intermedia 'Arnold's Promise'	Arnold's Promise Witch Hazel	#2	
Haa	5	Hydrangea arb. 'Annabelle'	Annabelle Hydrangea	#2	
Hes	12	Hydrangea mac. Endless summer bloomstruck	Bloomstruck Hydrangea	#2	
Hmc	7	Hydrangea mac. Cityline Venice	Cityline Venice Hydrangea	#2	
Hob	6	Hydrangea pan. 'Bobo'	Bobo Hydrangea	#2	
Hgf	4	Hydrangea pan. 'Little Quick Fire'	Little Quick Fire Hydrangea	#2	
Hpg	1	Hydrangea pan. Pee Gee	Pee Gee Hydrangea	#2	
Hpw	2	Hydrangea pan. 'Pinky Winky'	Pinky Winky Hydrangea	#2	
Hrt	10	Hydrangea Serrata 'Tuff Stuff Red'	Mountain Hydrangea Tuff stuff red	#2	
Pwf	2	Philadelphis 'Snow White Fantasy'	Snow White Fantasy Mock Orange	#2	
Poc	5	Physocarpus opulifolius 'Coppertina'	Coppertina Ninebark	#2	
Rop	23	Rosa x 'Oso Easy Cherry Pie'	Cherry Pie Rose	#2	
Rgt	2	Rosa x Graham Thomas	Graham Thomas Rose	#2	Assist new growth with climbing lattic
Rps	2	Rosa x 'Port Sunlight'	Port Sunlight Rose	#2	Assist new growth with climbing lattic
Rwm	5	Rosa x 'William Morris'	William Morris Rose	#2	Assist new growth with climbing lattic
Rr	5	Rosa Rugosa Hansa	Rugosa Rose Hanse	#2	
Sbg	11	Spirea Bet. Glow Girl	Glow Girl Spirea	#2	
Sdp	6	Spirea double play bang bang	Spirea double play bang bang	#2	
Syp	4	Syringa meyeri 'Palabin'	Palabin Dwarf Korean Lilac	#2	
Vps	1	Viburnum Plicatum 'Summer Snowflake'	Summer Snowflake Viburnum	#2	
Wrs	6	Weigela flor. 'Rainbow Sensation'	Rainbow Sensation Weigela	#2	
Evergreen Shrubs					
Ecs	12	Erica carnea "springwood Pink"	Springwood pink heath	#1	
Mds	1	Microbiota decussata	Siberian Cypress	#2	
Pan	1	Picea abies 'Nidiformis'	Nest Spruce	#2	
Psb	1	Pinus strobus blue shag	Blue Shag Dwarf White Pine	#5	
Tcn	2	Taxus cusp. 'Nana Aurescens'	Dwarf Golden Japanese Yew	#3	
Tcc	4	Taxus cusp. 'Capitata'	Clipped Cone Yew	#7	
Tmd	14	Taxus x media 'densi'	Dense Yew	#3	
Tmh	25	Taxus x media 'Hicksii'	Hick's Yew	#2	
Broadleaf Evergreen Shrubs					
Agf	8	Azalea Golden Lights	Golden Lights Azalea	#2	
Arl	5	Azalea Rosy Lights	Rosy Lights Azalea	#2	
Fb	5	Azalea Fireball	Fireball Azalea	#2	
Azw	3	Azalea White Lights	White Lights Azalea	#2	
Bgv	71	Buxus sempervirens 'Aureovariegata'	Variegated Boxwood	#1	
Bgg	32	Buxus x 'Green Mountain'	Green Mtn. Boxwood	#2	Space 600mm O.C
Bmv	1	Buxus mic.var. insularis 'Green Mountain'	Green Mtn. Clipped Cone Boxwood	#3	
lm	9	Ilex x meserveae 'Blue Princess'	Blue Princess Holly	#1	
Pjv	3	Pieris Japonica variegata	Variegated Japanese Pieris	#2	
Plh	6	Pieris Little Heath	Little Heath Pieris	#2	
Pjm	11	Rhododendron PJM Elite	PJM Rhododendron	#3	
Rcn	10	Rhododendron catawbiense 'Nova Zembla'	Nova Zembla Rhododendron	#2	
Rld	5	Rhododendron catawbiense 'Lee's Dark Purple'	Nova Zembla Rhododendron	#2	

Rfp	4	Rhododendron x 'Florence Parks'	Florence Parks Rhododendron	#2	
Roz	3	Rhododendron 'Olga Mezitt'	Olga Mezitt Rhododendron	#2	
Rpg	1	Rhododendron 'Purple Gem'	Purple Gem Rhododendron	#2	
Rrr	9	Rhododendron 'Ramapo'	Ramapo Rhododendron	#2	
Grasses & Ferns					
Anj	65	Athyrium Nipponicum	Japanese Painted Fern	Jumbo	
Ca	20	Calamagrostis acutiflora	Karl Foerster Reed Grass	#1	
Djg	58	Dryopteris Jurrassic Gold	Jurassic Gold Fern	jumbo	Space 600mm O.C w/ Erthrionium
Fge	14	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	#1	
Haz	10	Hakonechloa Macra Beni Kaze	Beni kaze Hakone Grass	#1	
Hma	30	Hakonechloa macra 'All Gold"	All Gold Hakone Grass	#1	
Mso	72	Matteucia Struthiopteris	Ostrich Fern	Jumbo	
Pvs	11	Panicum virgatum 'Shenandoah'	Switch Grass	#1	
Perennials					
Anw	12	Aconitum Monkshood	Wolf's Bane (Monkshood)	#1	
Aa	10	Aruncus aethusifolius	Dwarf Korean Goats Beard	#1	
AcR	15	Anemone 'Curtain Call Deep Rose'	Curtain Call Deep Rose Japanese Anemone	#1	
Ahj	12	Anemone 'Honorine Jobert'	Honorine Jobert Japanese Anemone	#1	
Atr	40	Anemone tomentosa 'Robustissima'	Robustissima Japanese Anemone	#1	
Adl	5	Astilbe'Delft Lace'	Delft Lace Astilbe	#1	
AcP	43	Astilbe Chinesis var. 'pumila	Pumila Astilbe	#1	
Acv	65	Astilbe Chinesis 'Visions'	Visions Astilbe	#1	
Acw	27	Astilbe Chinesis 'Visions in White'	Visions in White Astilbe	#1	
Af	5	Astilbe 'Fanal'	Fanal Astilbe (Red)	#1	
Amr	20	Astrantia major 'Roma'	Great Masterwort	#1	
Adw	10	Aster dumosus 'woods purple'	Woods Purple Aster	#1	
Aco	15	Aquilegia caerulea 'White Barlow'	Columbine White Barlow	#1	
Ack	12	Aquilegia caerulea 'Kirigami'	Columbine Kirigami Mix	#1	
Ber	18	Bergenia cordifolia 'Winter Glow'	Winter Glow Bergenia	#1	
Bmj	52	Brunnera macro. 'Jack Frost'	Siberian Bugloss	#3	
Dhp	36	Dicentra hybrid 'Pink Diamonds'	Fern-leaved Bleeding Heart	#1	
Dpd	12	Digitalis purpurea 'Dalmatian Purple'	Common Foxglove	#1	
Erb	45	Epimedium rubrum	Red Barronwort	#1	Space 300mm O.C
Ecw	18	Erythronium californicum 'White Beauty'	White Beauty Fawn Lily	#1	
Go	4	Galium Odoratum	Sweet Woodruff	18/flat	
Ger	18	Geranium 'Johnsons Blue'	Johnsons Blue Geranium	#1	
Hh	142	Hedera helix	English Ivy	18-24 / Flat	
Hde	35	Hellebores x hybridus 'Double Ellen White Spotted'	Double Ellen White Spotted	#1	
Hrd	38	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1	
Hhd	48	Hemerocallis 'Hyperion'	Hyperion Daylily	#1	
Hgs	12	Hemerocallis 'Gentle Shepherd'	Gentle Shepherd Daylily	#1	
Hrr	10	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	#1	
Hvc	28	Heuchera 'Venus'	Venus Coral bells	#1	
Heu	30	Heuchera 'Plum Pudding'	Plum Pudding Coral Bells	4"	
HpF	21	Heucherella 'Pink Fizz'	Pink Fizz Foamflower	#1	
Hff	32	Hosta 'First Frost'	First Frost Hosta	#1	
Hgt	12	Hosta 'Golden Tiara'	Golden Tiara Hosta	#1	
Hgs	30	Hosta 'Gold Standard'	Gold Standard Hosta	#1	
Hho	57	Hosta Halcyon	Halcyon Hosta	#1	
Hsg	7	Hosta sieboldiana 'Great Expectations'	Great Expectation Hosta	#1	
Ict	35	Iberis sempervirens 'Candy Tuft'	Candy Tuft Evergreen	4"	
Lmo	25	Lamium macalatum 'Orchid Frost'	Orchid Frost Lamium	#4	
Lhc	9	Lavender 'Hidcote'	Hidcote Lavender	#1	
Lbs	32	leucanthemum banana cream	Banana Cream Shasta Daisy	#1	
Lsg	30	Lilium 'Star Gazer'	Star Gazer Oriental Lily	#1	
Nfw	12	Nepeta x faassenii 'Walkers Low'	Walker's Low Catmint	#1	
Ptj	14	Pachysandra terminalis	Japanese Spurge	Trays	18 -24 units / tray + spacing 600mm O.C.
Pny	14	Peony 'Duchess of Nemours'	Duchess of Nemours Peony	#1	
Phi	40	Phlox paniculata	Fall Phlox	#1	
Pss	10	Polygonatum spp.	Solomon's Seal	4"	
Pbe	22	Pulmonaria 'Blue Ensign'	Blue Ensign Lungwort	#1	
Rdr	12	Rubus Idaeus	Kharney Raspberry	Br	
Smk	15	Salvia May night	May night Salvia	#1	
Saj	4	Sedum x 'Autumn Joy'	Autumn Joy Stone Crop	#1	
Trs	26	Tirella 'Sugar and Spice'	Sugar and Spire Foam Flower	#1	
Bulbs					
Apj	80	Allium 'Pink Jewel'	Pink Jewel Ornamental Onion	bulb	Space evenly
Arne	80	Allium 'Mount Everest'	Mount Everest Ornamental Onion	bulb	Space evenly
Dnt	90	Daffodil Narcissus 'Tête-à-tête'	Tete'a'tere Daffodil	bulb	Space evenly
Hbb	140	Hyacinthoides hispanica 'Blue Bells'	Blue bells	bulb	Space evenly
Ssi	40	Scilla siberica	Siberian Squill	bulb	Space evenly
Tri	20	Trillium Spp.	Trillium	bulb	Space evenly

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2	10-21-2022	ISSUED FOR APPROVAL				CHECKED BY: TM		APPROVED BY: TM		SCALE: Half-Sized Plots (11x17) = 1:250 Full-Sized Plots (22x34) = 1:125		CLIENT: Private Residence		DRAWING TITLE: Plant Schedule		DWG. NO.	REV.	SHEET G03
1	06-11-2022	ISSUED FOR CLIENT REVIEW																
NO.	DATE	ISSUED FOR	REV.	DATE														

FILENAME: L01.qwg
PLOT DATE: Mar 31, 2023 1:44pm
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1 OVERALL LANDSCAPE PLAN
L01 SCALE 1:125

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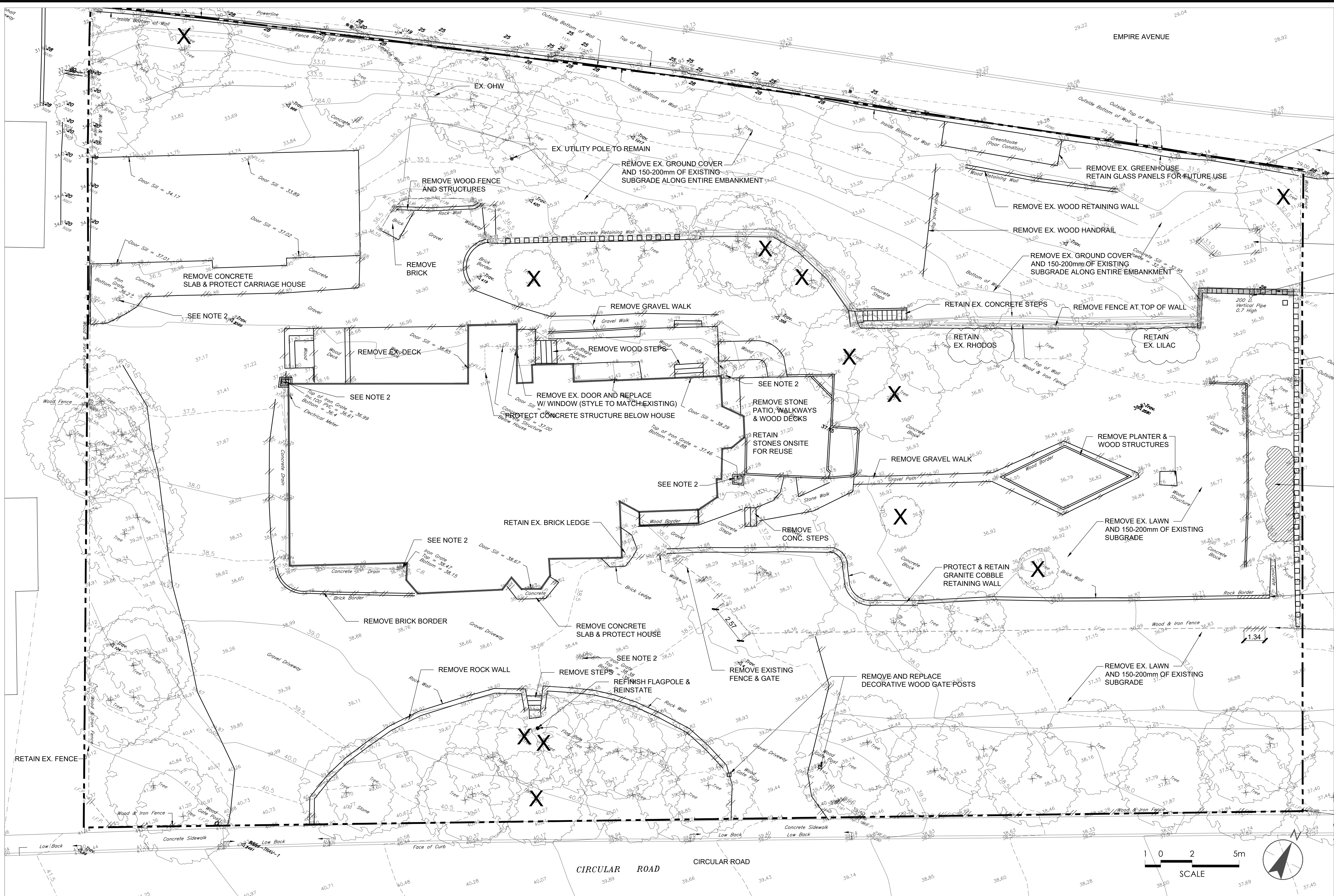
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1525 PORTUGAL COVE RD.
PORTUGAL COVE - ST. PHILIPS, NL
A1M 3R6
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CLIENT:
PRIVATE RESIDENCE

LANDSCAPE DEVELOPMENT PLANS			
70 CIRCULAR RD. ST. JOHN'S, NL		DWG. NO.	REV.
DRAWING TITLE: OVERALL LANDSCAPE PLAN			SHEET L01

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PLOT DATE:



- EX. RETAINING WALL TO BE REMOVED AND REPLACED. SEE RETAINING WALL DESIGN BY OTHERS.
- RETAIN AND PROTECT EX. OVERHEAD WIRES.
- REMOVE EX. PLANTER
- PROTECT VERTICAL PIPE
- RETAIN AND PROTECT EX. CONCRETE RETAINING WALL AND ICE BOX STORAGE AREA.
- REMOVE MASSING OF WOODY SHRUBS AND SMALL TREES
- REMOVE SECTION OF EXISTING CONCRETE WALL
- REMOVE SECTION OF EX. FENCE FOR NEW GATE. RETAIN EXISTING FENCE
- REMOVE WOOD AND IRON FENCE ALONG FRONT OF PROPERTY. DO NOT REMOVE FENCING THAT EXTENDS BEYOND THE PROPERTY LINES

Existing Conditions and Removals Plan

Scale 1:125

NOTES:

- COORDINATE PLANT PROTECTION / RETENTION AND REMOVALS WITH NOTES ON PLANTING PLAN ON SHEET L-05
- REMOVE AND REPLACE ALL IRON GRATE DRAINS AND CONNECTING DRAINAGE PIPE AND REPLACE WITH NEW AREA DRAINS AND CONNECTED DRAINAGE PIPE. SEE L-03 & L-04 FOR PROPOSED DRAINAGE LAYOUT.
- TREE SLATED FOR REMOVAL WILL BE FLAGGED WITH SURVEYOR TAPE BY CERTIFIED ARBORIST CONTRACTOR AND CONFIRMED BY LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
- CONTRACTOR TO ESTABLISH TREE PROTECTION ZONES PRIOR TO STARTING EXCAVATION.

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SCALE:
HALF-SIZED PLOTS (11X17) = 1:250
FULL-SIZED PLOTS (22X34) = 1:125



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PORTUGAL COVE, ST. PHILIPS, NL
A1M 3R6
PHONE: 709.895.2800 FAX: 709.895.1000

LANDSCAPE DEVELOPMENT PLANS

70 CIRCULAR RD.
ST. JOHN'S, NL

DRAWING TITLE:

EXISTING CONDITIONS & REMOVALS PLAN

DWG. NO.

REV.

SHEET

-

-

L02

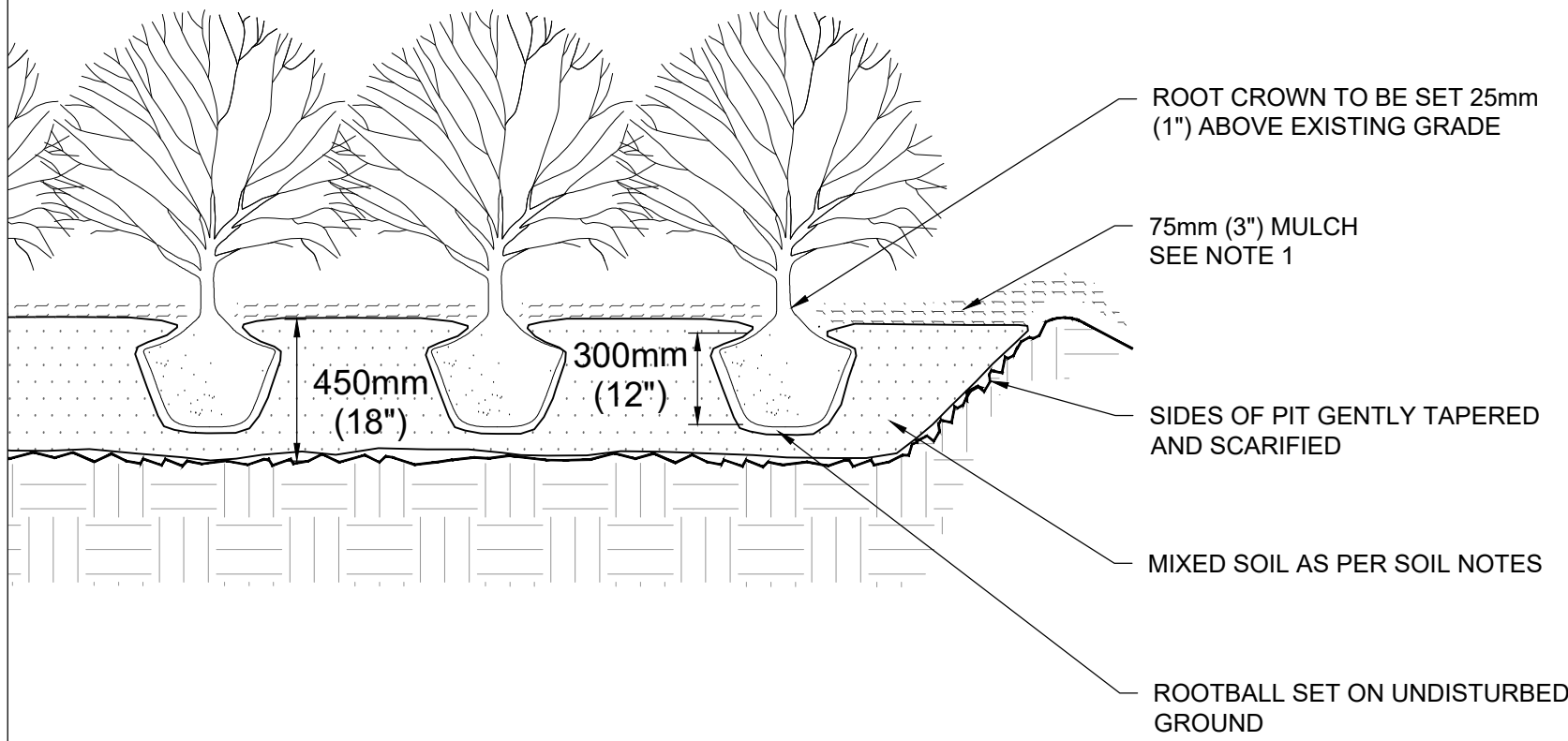


1. ALL SOD TO BE NO. 1 GRADE PREMIUM GRADE TURFGRASS AND CONFORM TO CANADIAN LANDSCAPE STANDARD FOR QUALITY REQUIREMENTS.
2. MIN. 150mm TOPSOIL SPREAD EVENLY FOR ALL SODDED AREAS. CONTRACTOR TO PROVIDE SAMPLE AND SOURCE OF TOPSOIL TO LANDSCAPE ARCHITECT.
3. PROVIDE LABORATORY SOIL TEST UPON REQUEST AND AMEND TOPSOIL AS PER THE RECOMMENDATIONS OF THE TEST. APPLY LIMESTONE AND FERTILIZERS AT RATES BASED ON RESULT.
4. INSTALL SOD WITHIN 24 HOURS OF DELIVERY AND WITHIN 36 HOURS OF HARVEST.
5. DO NOT INSTALL SOD IN FREEZING TEMPERATURES.
6. LAY SOD IN SMOOTH EVEN STAGGERED ROWS, AND CLOSELY KNIT TOGETHER IN SUCH A MANNER THAT NO JOINT WIDER THAN 3mm ARE VISIBLE. JOINTS ARE STAGGERED AT A MIN. 25cm AND NO PIECES ARE STRETCHED OR OVERLAPPED.
7. SOD SHALL BE LAID SMOOTH AND FLUSH WITH ADJOIN GRASS AREAS, PAVING AND TOP SURFACES OF CURBS.
8. SOD SHALL BE CUT WHEN NECESSARY USING A SHARP KNIFE OR EDGING TOOL.
9. IRRIGATE SOD AREA IMMEDIATELY. CONTINUE TO WATER SOD TO MAINTAIN A MOIST ROOT ZONE FOR THE FIRST 3 - 4 WEEKS AND CONTINUED THROUGH DRY PERIODS.
10. USE WOODEN PEGS TO STAKE AND ANCHOR SODS ALONG SLOPES.
11. NO PEDESTRIAN TRAFFIC ON SOD DURING ESTABLISHMENT PERIOD.
12. MOW TO MAINTAIN GRASS AT A HEIGHT OF 60mm (2.5")

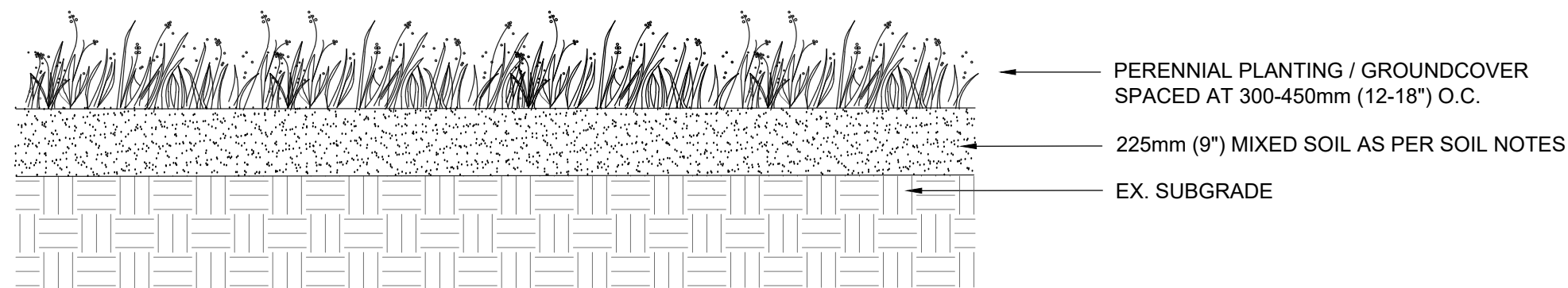
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DRAWING TITLE:	DWG. NO.	REV.	SHEET
PLANTING PLAN	-	-	L05

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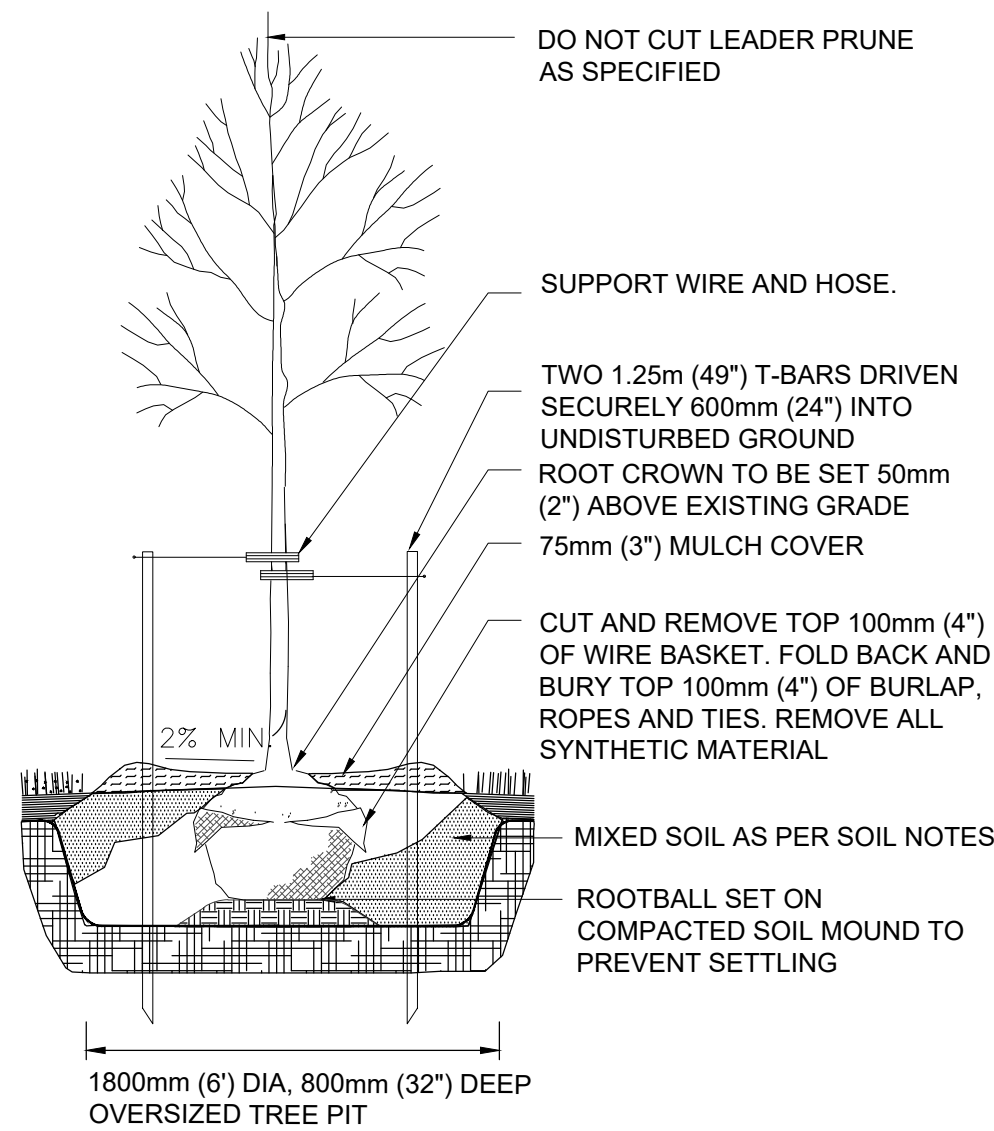


1 CONTINUOUS SHRUB PLANTING BED
L07

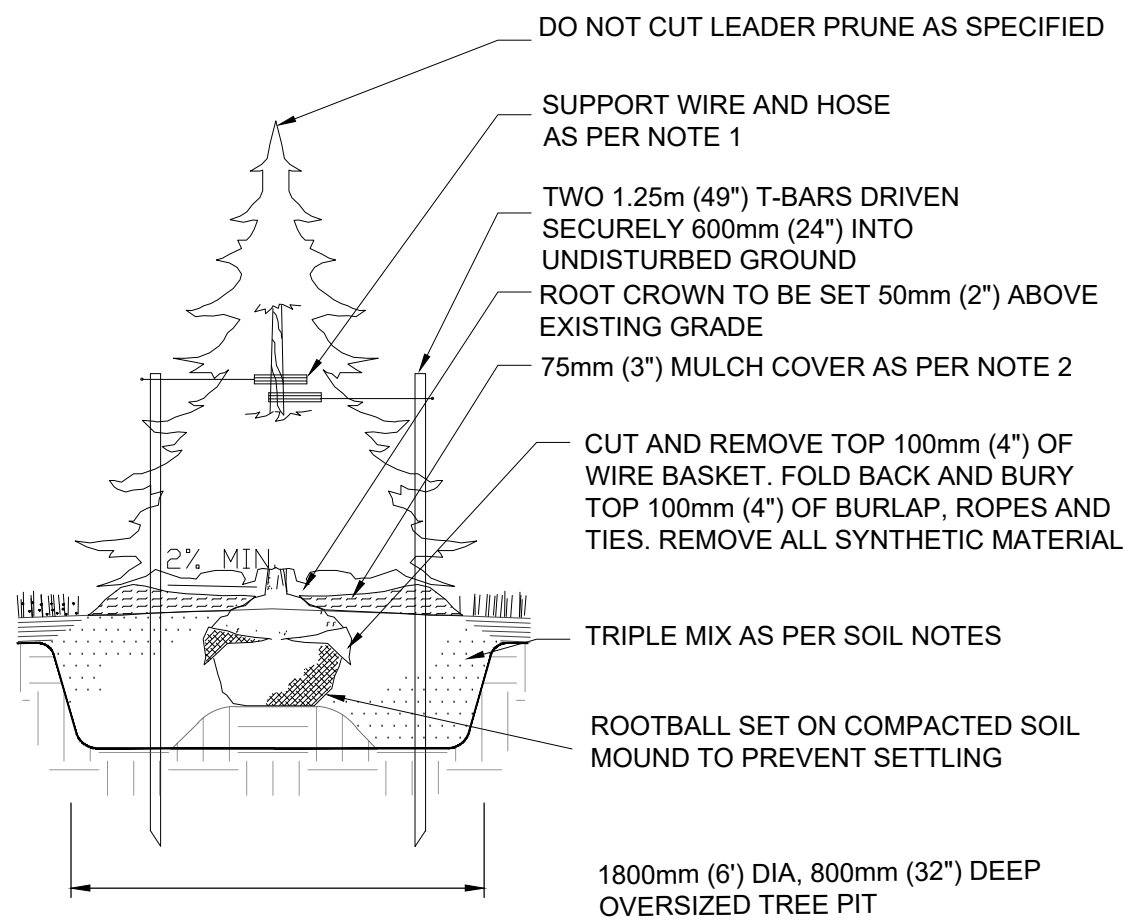


- NOTES:
1. REFER TO THE CANADIAN LANDSCAPE STANDARD FOR TREE PROTECTION ZONES. WHEN PLANTING UNDER AN EXISTING TREE DO NOT REMOVE MORE THAN 150mm (6") OF EXISTING SOILS.
 2. ALL EXCAVATION IN TREE PROTECTION ZONES TO BE COMPLETED BY HAND.
 3. ALL TREE ROOTS FOUND DURING EXCAVATION TO BE PROTECTED.

2 CONTINUOUS PERENNIAL PLANTING BED
L07

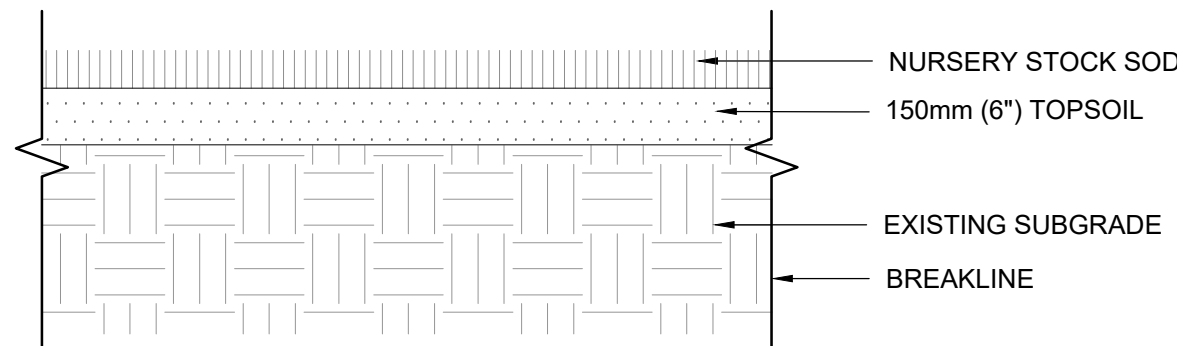


3 DECIDUOUS TREE PLANTING
L07



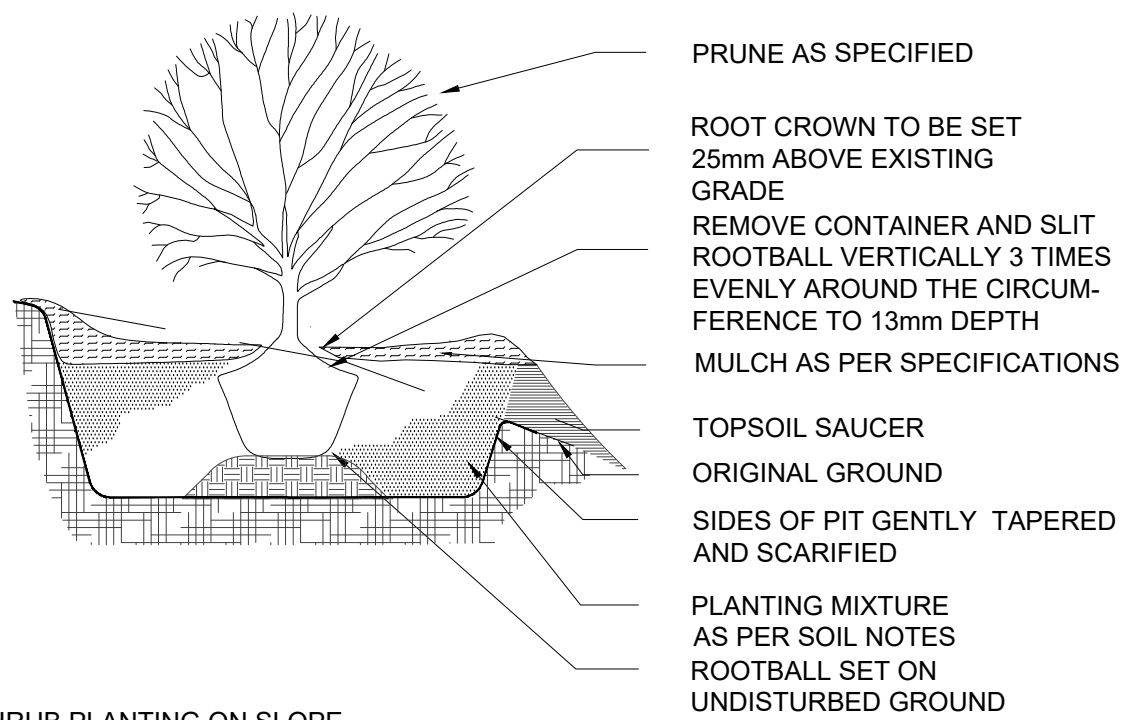
- NOTES:
1. TREE TIES TO BE INSTALLED SUCH THAT THE TREE IS PERMITTED A REASONABLE DEGREE OF MOVEMENT UNDER NORMAL FORCES SUCH AS WIND, WITHOUT DETRIMENTAL EFFECTS.
 2. MULCH IS TO BE SHREDDED SPRUCE BARK MULCH FREE OF ANY DEBRIS OR COLOURING AGENTS SUCH AS DYES.

4 CONIFEROUS TREE PLANTING
L07

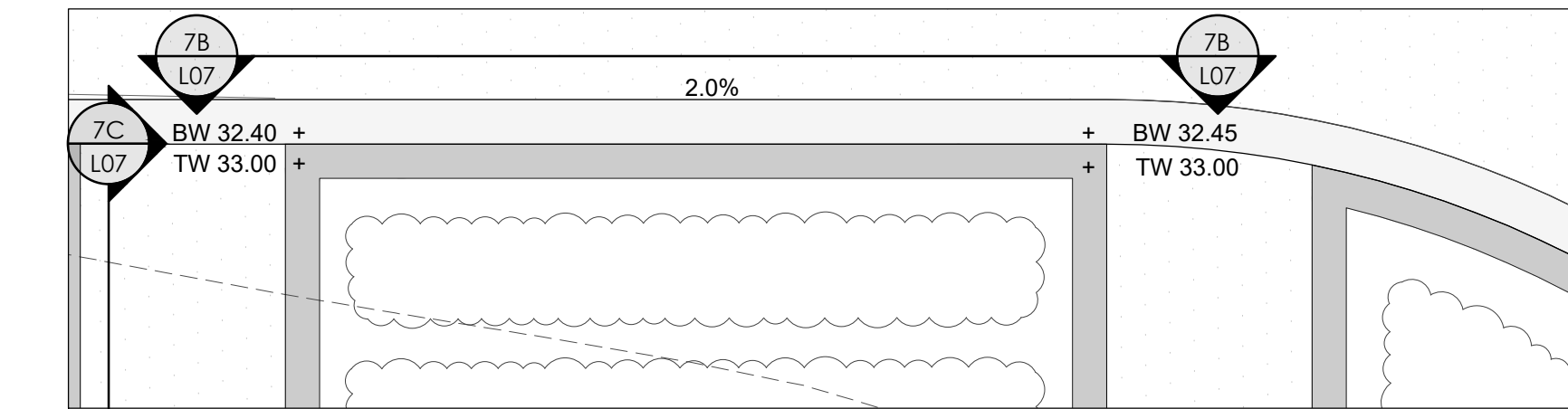


- NOTES:
1. REFER TO SOD AND TOPSOIL NOTES ON L05

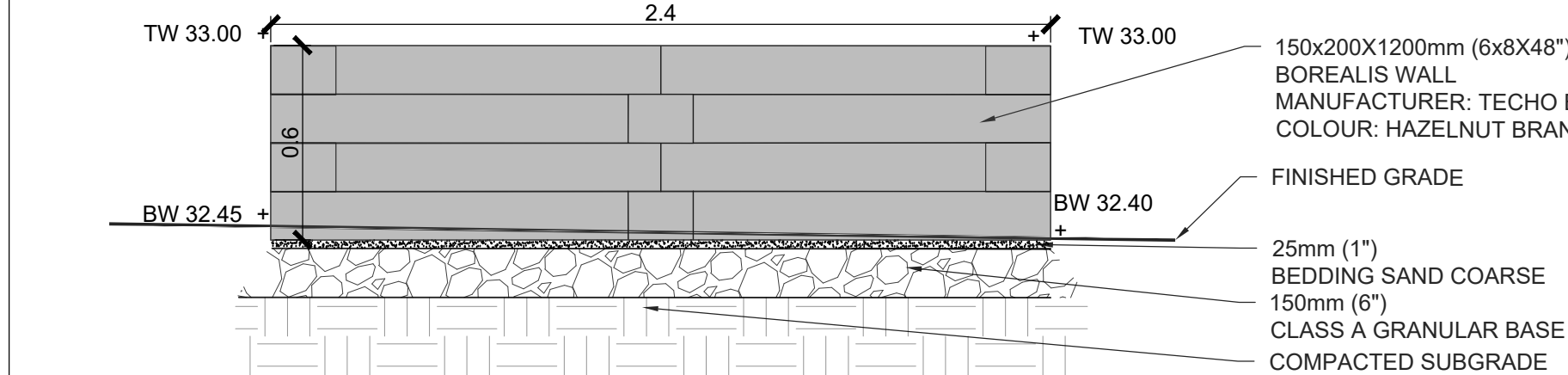
5 TOPSOIL AND SOD
L07



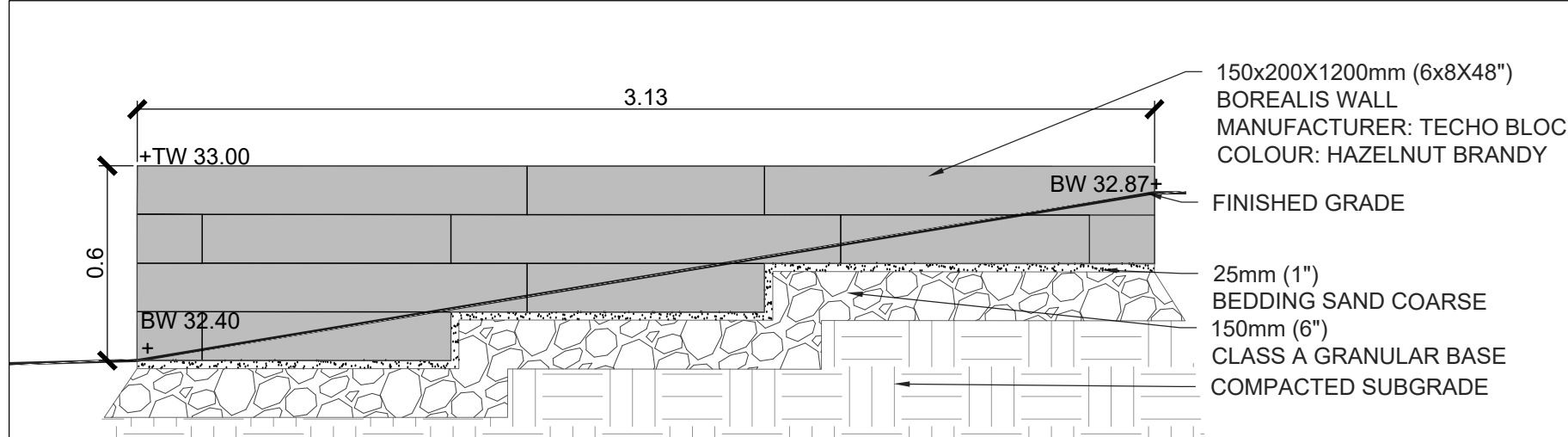
6 SHRUB PLANTING ON SLOPE
L07



7A TYP. VEGETABLE PLANTER DETAIL - PLAN VIEW
L07



7B TYP. VEGETABLE PLANTER - ELEVATION B-B
L07



7C TYP. VEGETABLE PLANTER - ELEVATION B-B
L07

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PO BOX 601
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PORTUGAL COVE - ST. PHILIPS, NL
A1M 3R6
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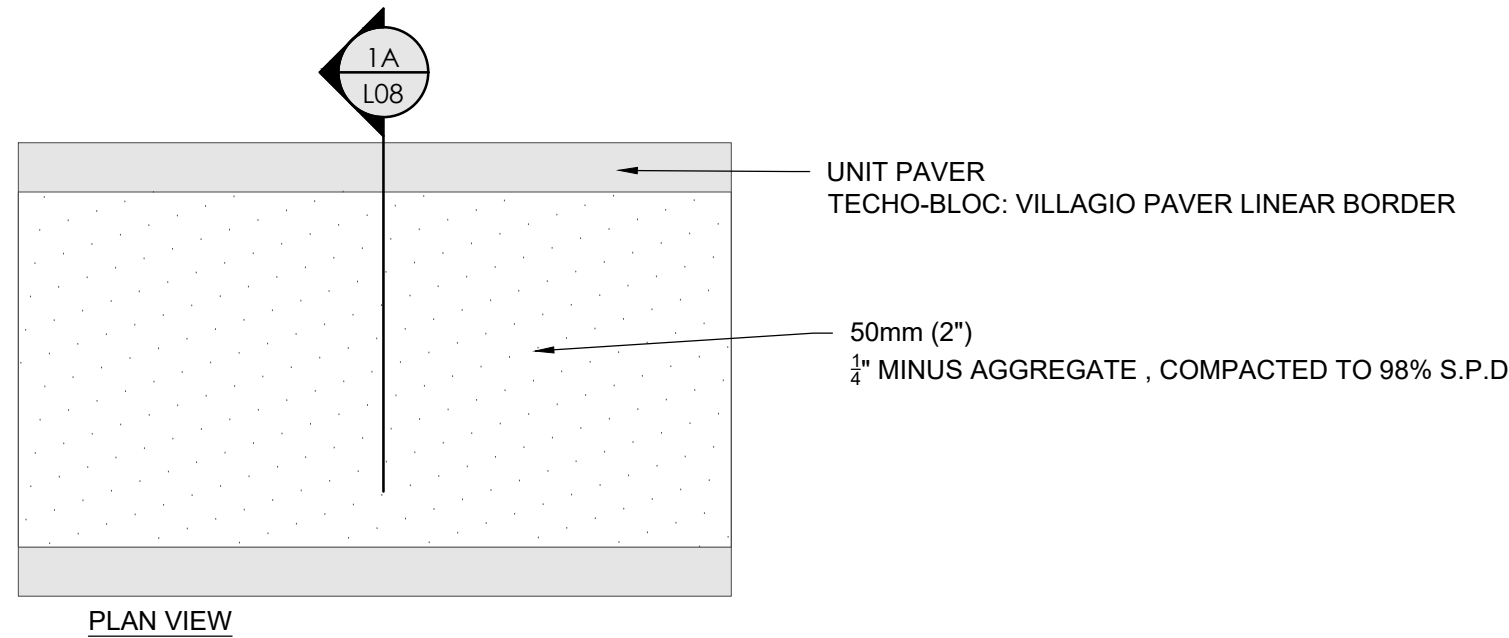
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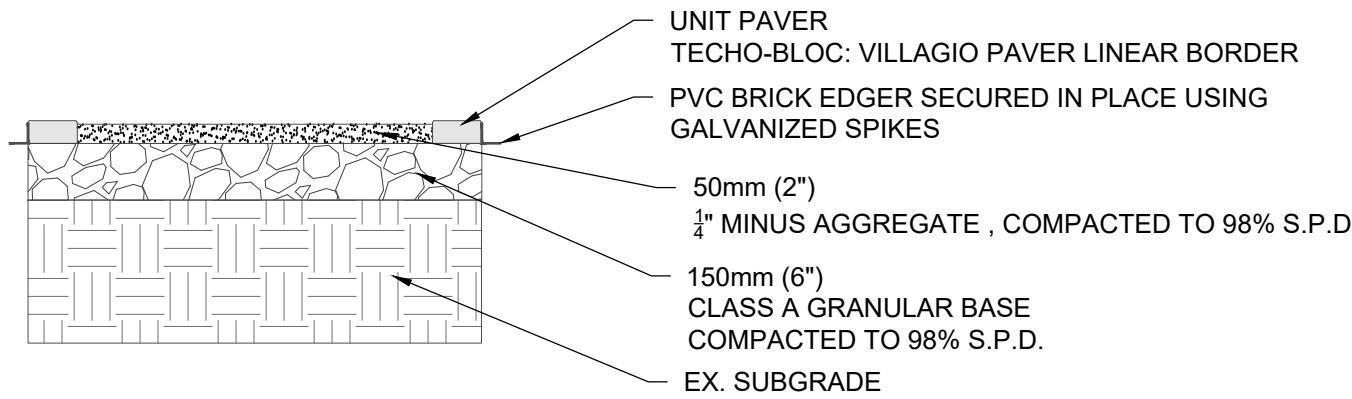
LANDSCAPE DEVELOPMENT PLANS			
70 CIRCULAR RD. ST. JOHN'S, NL			
DRAWING TITLE:	DWG. NO.	REV.	SHEET
PLANTING DETAILS	-	-	L07

FILE NAME: THIS DRAWING HAS BEEN PREPARED FOR THE USE OF MURRAY'S LANDSCAPE SERVICES' CLIENT AND MAY NOT BE USED, REPRODUCED OR RELIED UPON BY THIRD PARTIES, EXCEPT AS AGREED BY MURRAY'S AND ITS CLIENT, AS REQUIRED BY LAW OR FOR USE BY GOVERNMENTAL REVIEWING AGENCIES. MURRAY'S ACCEPTS NO RESPONSIBILITY, AND DENIES ANY LIABILITY WHATSOEVER, TO ANY PARTY THAT MODIFIES THIS DRAWING WITHOUT MURRAY'S EXPRESS WRITTEN CONSENT. DO NOT SCALE THIS DOCUMENT. ALL MEASUREMENTS MUST BE OBTAINED FROM STATED DIMENSIONS.

PLOT DATE:

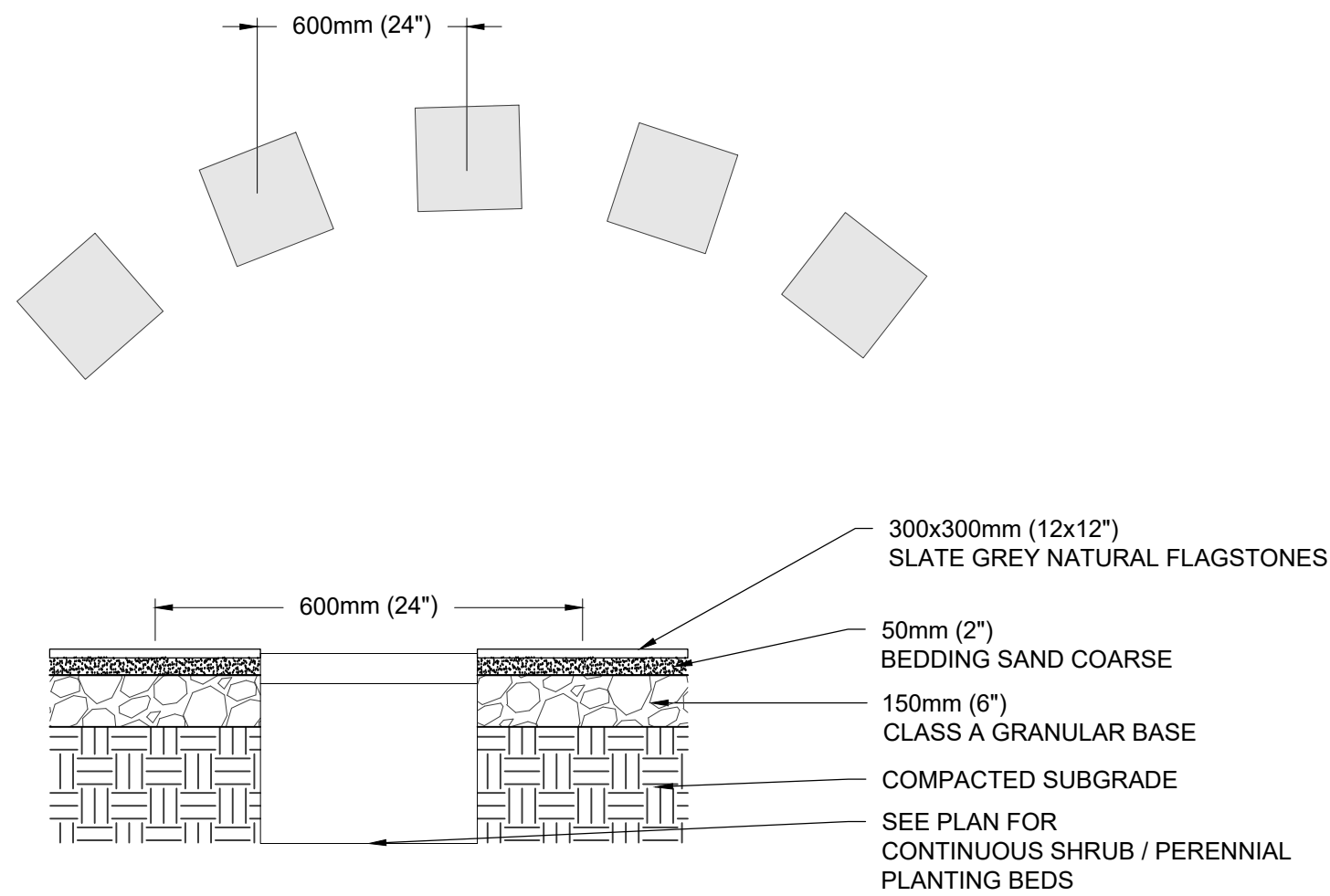


PLAN VIEW



SECTION VIEW 1A

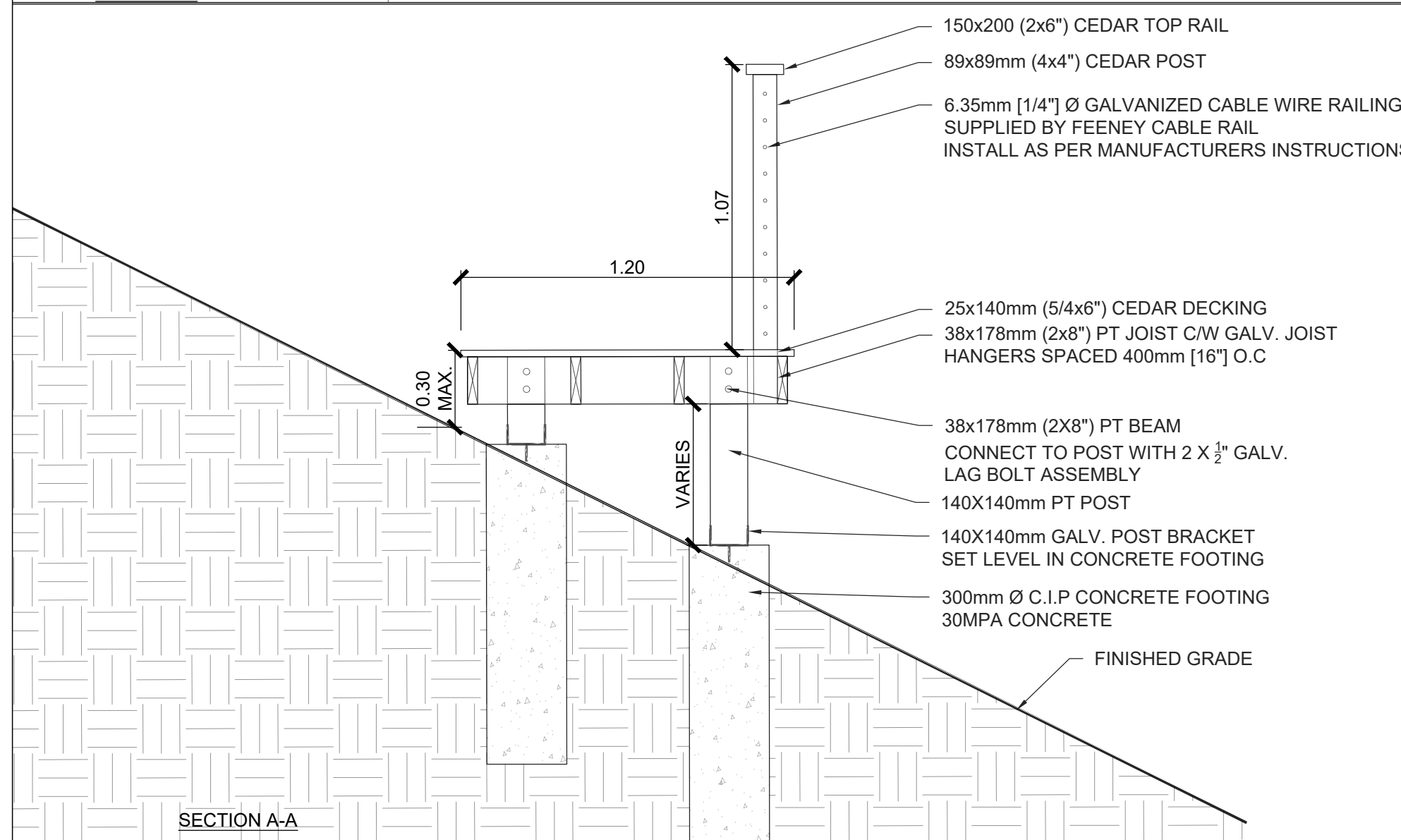
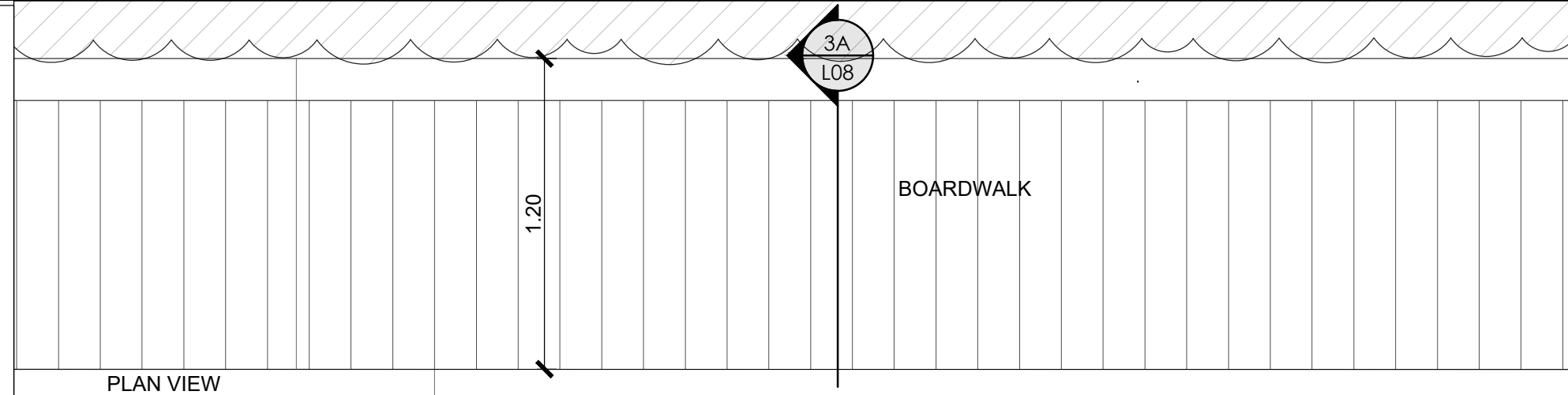
1
L08
GARDEN PATHWAY - TYPE I



PLAN VIEW

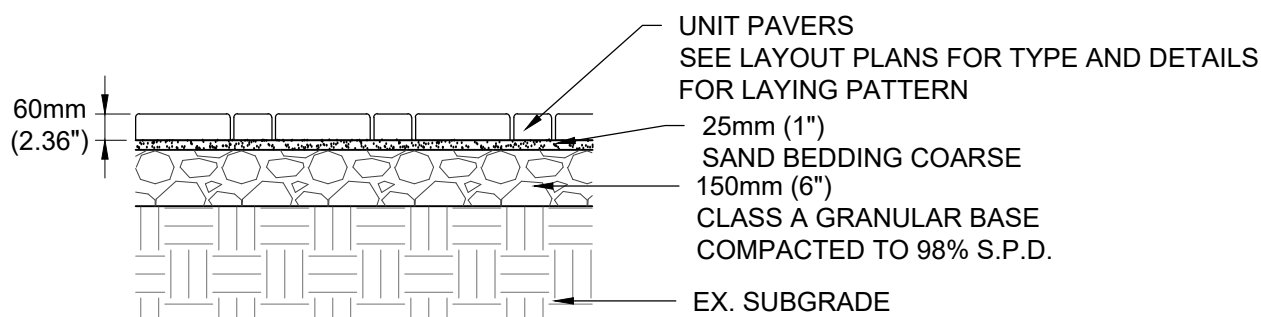
SECTION VIEW

2
L08
GARDEN PATHWAY - TYPE II



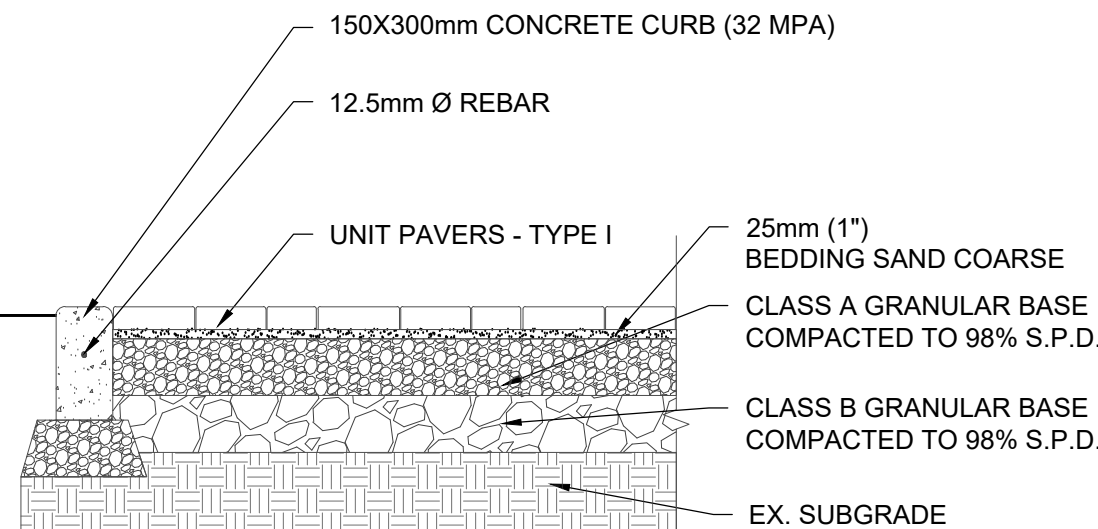
SECTION A-A

3
L08
BOARDWALK

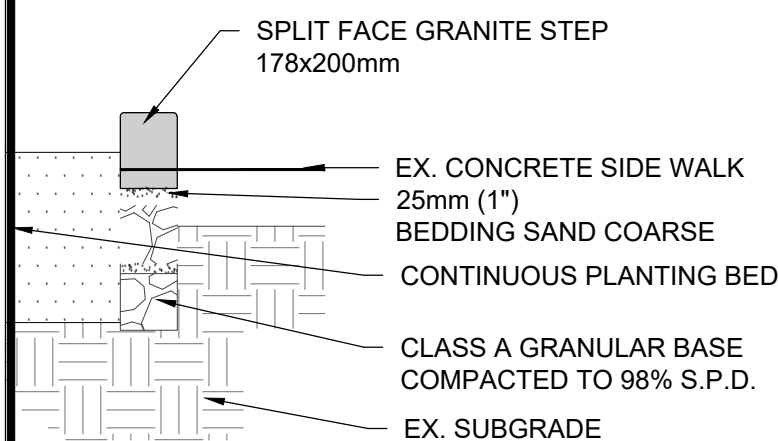
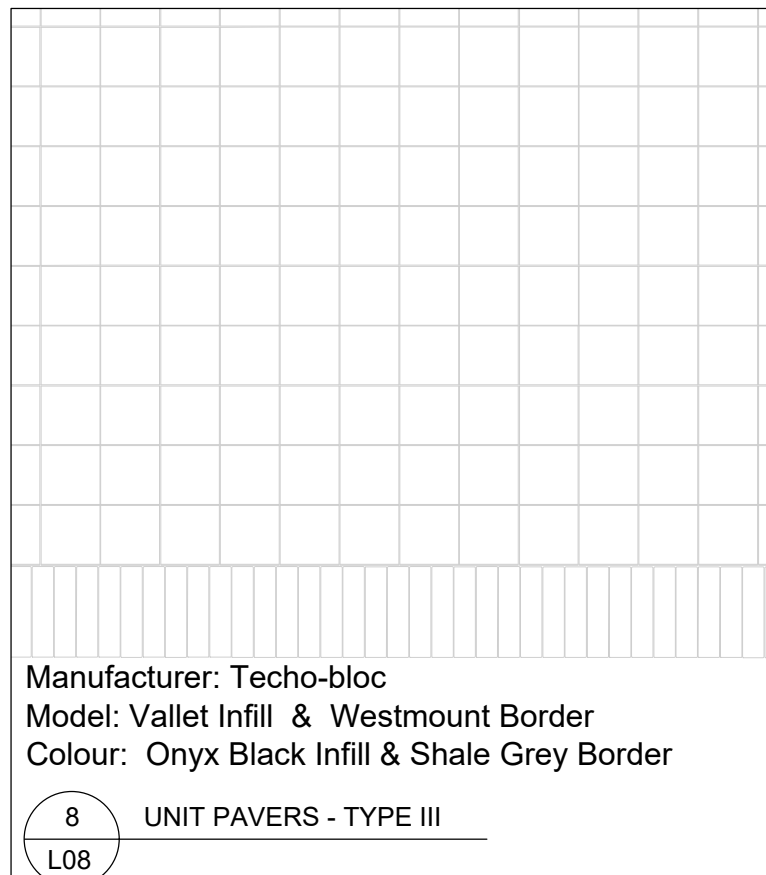
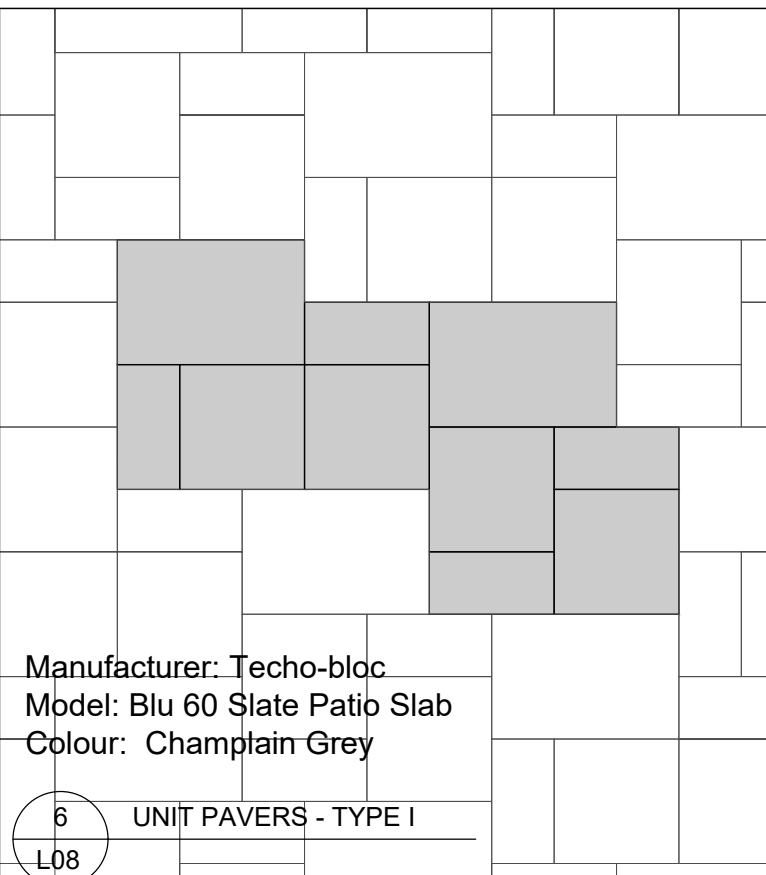


NOTES:
1. INSTALL JOINTING SAND BETWEEN PAVERS AS PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL PVC BRICK EDGE RESTRAINT AS PER MANUFACTURER'S SPECIFICATION ON ALL EDGES THAT ARE NOT SUPPORTED BY A HARDSCAPE ELEMENT.

4
L08
TYP. UNIT PAVER WALKWAY



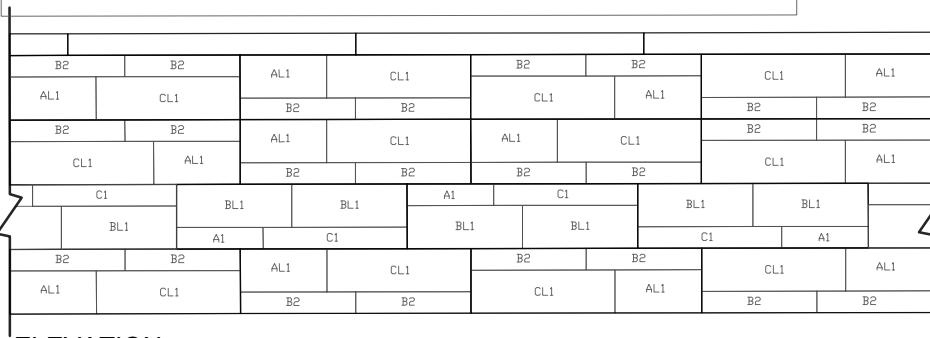
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L08
TYP. UNIT PAVER DRIVEWAY



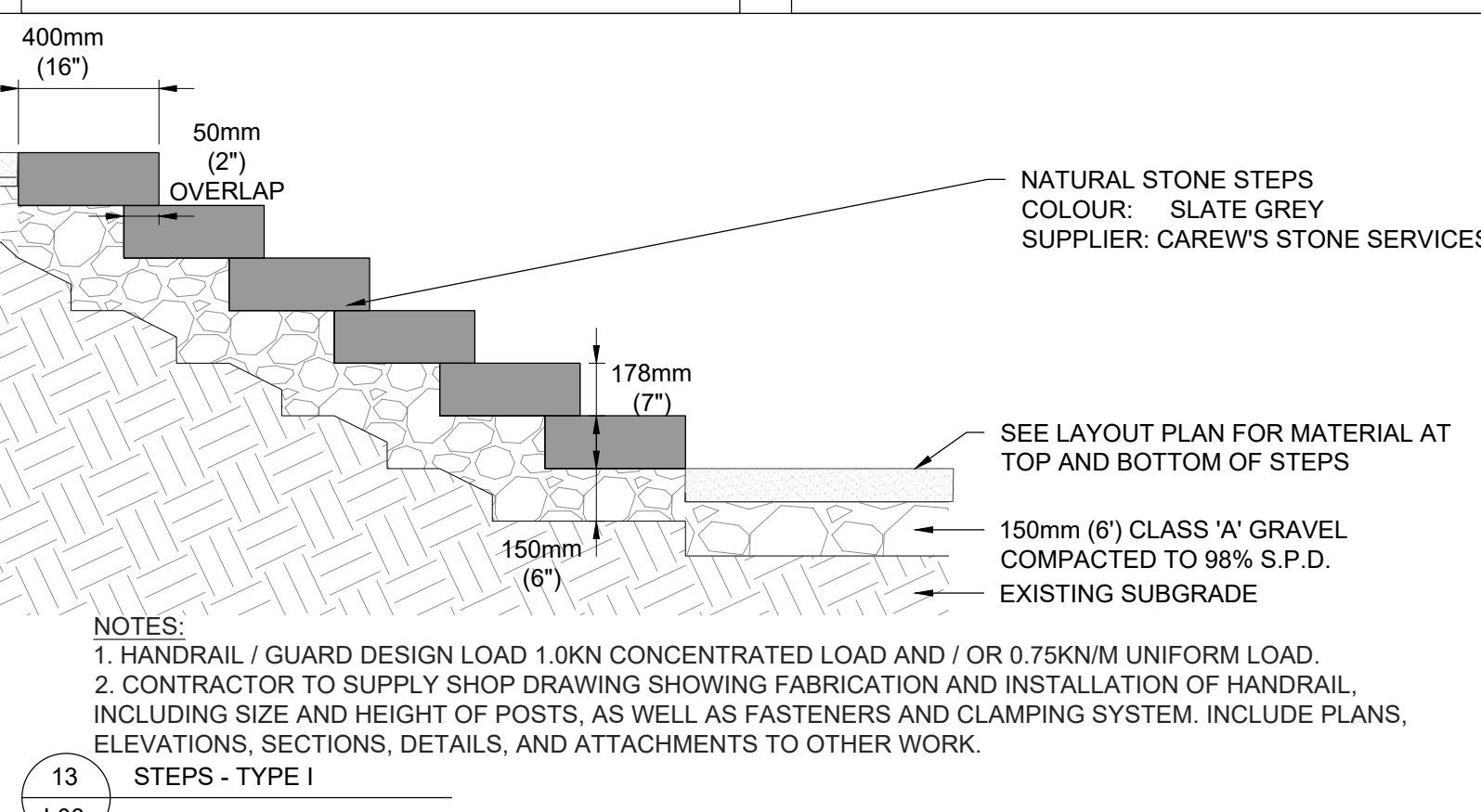
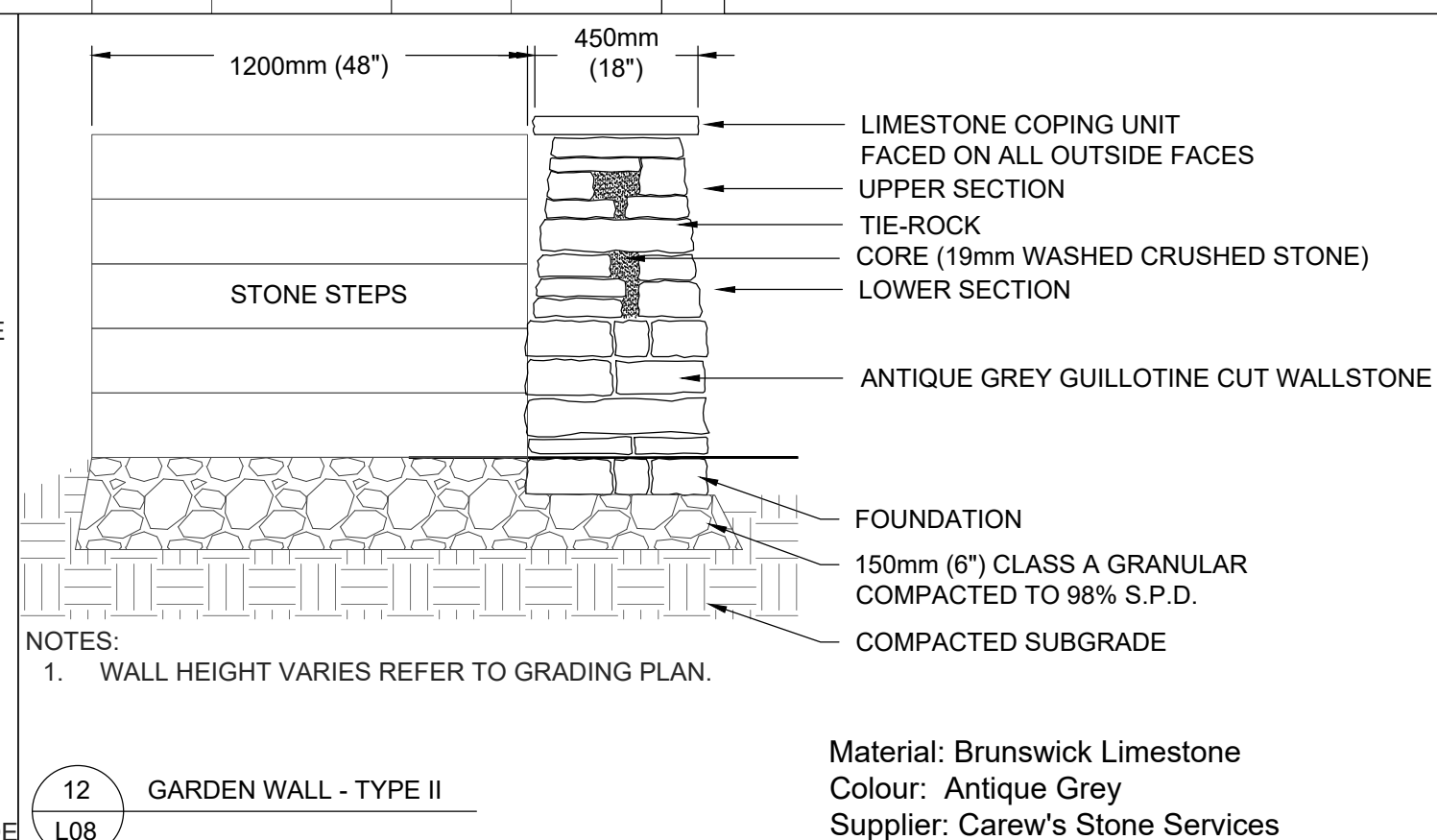
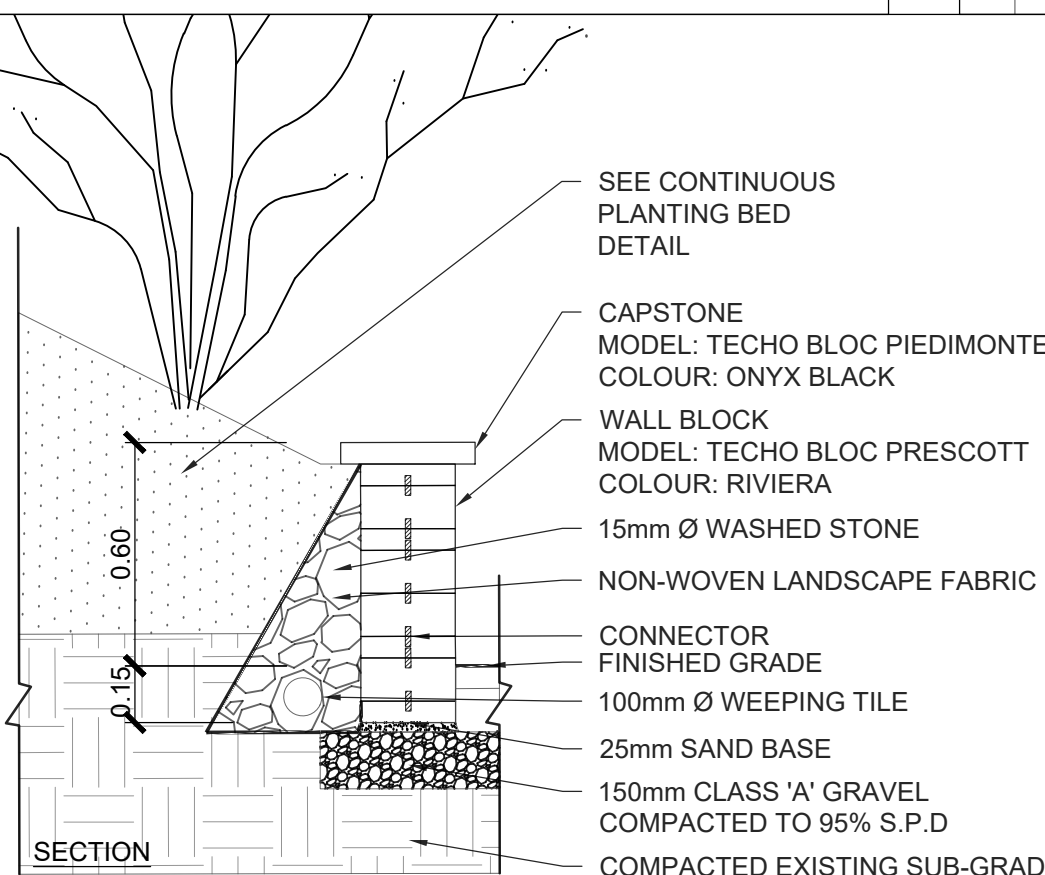
10
L08
GRANITE CURB

WALL BLOCK SIZES
A1 = 57 x 250 x 229mm
B1 = 57 X 250 X 305mm
C1 = 57 X 250 X 381mm

AL1 = 114 x 250 x 229mm
BL1 = 114 X 250 X 305mm
CL1 = 114 X 250 X 381mm



11
L08
GARDEN WALL - TYPE I



ISSUE			REVISIONS		
2	10-21-2022	ISSUED FOR APPROVAL			
1	06-11-2022	ISSUED FOR CLIENT REVIEW			
NO.	DATE	ISSUED FOR	REV.	DATE	

DRAWN BY: TM	DESIGNED BY: TM
CHECKED BY: TM	APPROVED BY: TM
SCALE: AS-SHOWN	



MURRAY'S

MURRAY'S LANDSCAPE SERVICES LTD.
PO BOX 601
1525 PORTUGAL COVE RD.
PORTUGAL COVE - ST. PHILIPS, NL
A1M 3R6
PHONE: 709.895.2800 FAX: 709.895.1000

CLIENT:
PRIVATE RESIDENCE

LANDSCAPE DEVELOPMENT PLANS

70 CIRCULAR RD.
ST. JOHN'S, NL

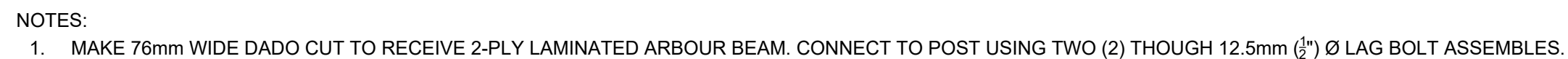
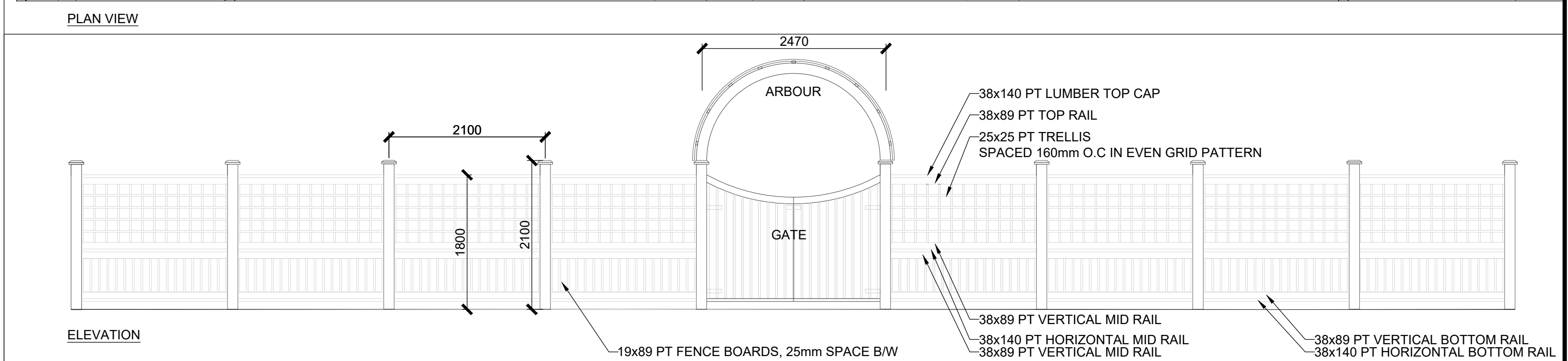
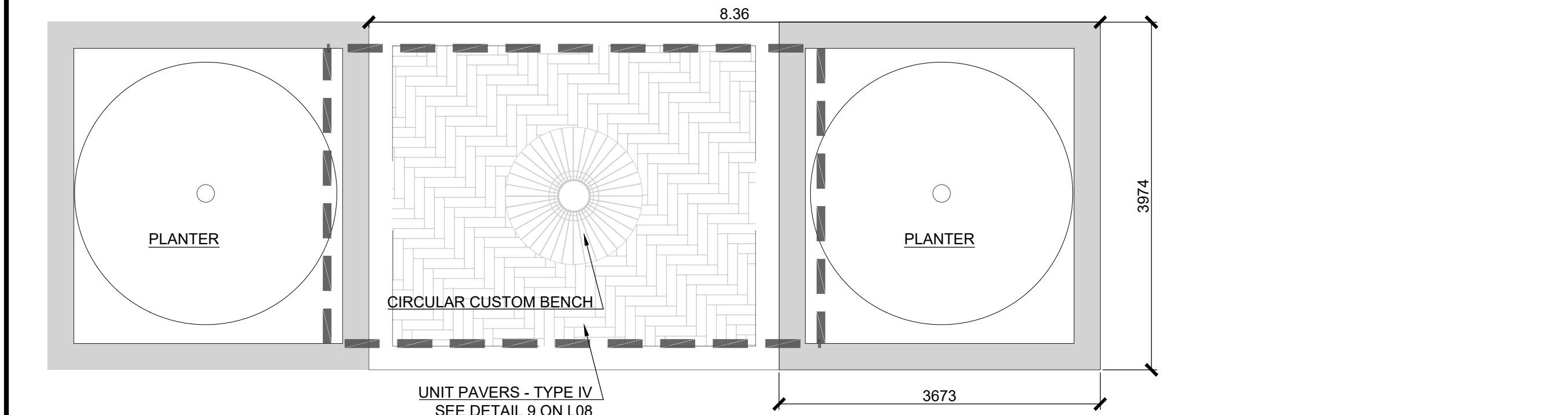
DRAWING TITLE:
HARDSCAPE DETAILS

DWG. NO.
-

REV.
-

SHEET
L08

PLOT DATE: [] [] []
[] AND MAY NOT BE USED REPRODUCED OR RELIED UPON BY



DRAWN BY: TM		DESIGNED BY: TM		 <p>MURRAY'S LANDSCAPE SERVICES LTD. PO BOX 601 1525 PORTUGAL COVE RD. PORTUGAL COVE - ST. PHILIPS, NL A1M 3R6</p> <p>PHONE: 709.895.2800 FAX: 709.895.1000</p>	
CHECKED BY: TM		APPROVED BY: TM			
SCALE: AS SHOWN		CLIENT: PRIVATE RESIDENCE			

<h1>LANDSCAPE DEVELOPMENT PLANS</h1> <p>70 CIRCULAR RD. ST. JOHN'S, NL</p>			
DRAWING TITLE: <h2>MISC. DETAILS</h2>	DWG. NO. -	REV. -	SHEET L09

FILENAME: LO1.dwg
PLOT DATE: Mar 31, 2023 1:46pm
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IMPORTANT NOTES: All dimensions are to the outside of greenhouse frame
For layout purposes only, drawing does not show all infrastructure included
Roof Slope: 8.5/12
Door Drop: 0"

NOTES:
1. MANUFACTURER TO SUBMIT SHOP DRAWING TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO MANUFACTURING

MANUFACTURER :BC GREENHOUSES
MODEL NUMBER: 12X16 GLASS GREENHOUSE
OPTIONS AND ACCESSORIES:
COLOUR: TBD

Customer: Model: CT1216 Drawn By: Date Created: Revised: Scale: Custom Sheet Name: Page: SF

1 GREENHOUSE
L10 SCALE NTS

NOTES:
1. MANUFACTURER TO SUBMIT SHOP DRAWING TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO MANUFACTURING

ISSUE			REVISIONS		
2	10-21-2022	ISSUED FOR APPROVAL			
1	06-11-2022	ISSUED FOR CLIENT REVIEW			
NO.	DATE	ISSUED FOR	REV.	DATE	

NOTES:
1. MANUFACTURER TO SUBMIT SHOP DRAWING TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO MANUFACTURING

MANUFACTURER : LIMESTONE TRAILS
MODEL NUMBER: MANHATTAN GH-12
OPTIONS AND ACCESSORIES: COPPER ROOF ON CUPOLA
STAIN: SEMI-TRANSPARENT
COLOUR: TBD

2 GLASS GAZEBO
L10 SCALE NTS

3 FOUNTAIN WATER FEATURE
L10 SCALE 1:20

PLAN VIEW

SECTION A-A

NOTES:
1. SINK DRAIN TO BE DIRECTED TO ONSITE SEEPAGE PIT. GREY WATER ONLY AND USED FOR GARDEN PURPOSES.

4 CUSTOM CIRCULAR BENCH
L10 SCALE NTS

6 POTTING BENCH
L10 SCALE NTS

6 TUMBLER COMPOSTER
L10 SCALE NTS

DRAWN BY: TM
CHECKED BY: TM
SCALE: AS SHOWN

DESIGNED BY: TM
APPROVED BY: TM

MURRAY'S
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CLIENT: PRIVATE RESIDENCE

LANDSCAPE DEVELOPMENT PLANS

70 CIRCULAR RD.
ST. JOHN'S, NL

DRAWING TITLE: MISC. DETAILS

DWG. NO.

REV. -

SHEET L10

DECISION/DIRECTION NOTE

Title: 70 Queen's Road, Extension, Designated Heritage Building

Date Prepared: April 25, 2023

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Heritage

Ward: Ward 2

Decision/Direction Required:

To approve a proposed extension at 70 Queen's Road, a designated Heritage Building.

Discussion – Background and Current Status:

The City has received an application for a building extension to the rear of 70 Queen's Road, a designated Heritage Building. The subject property is within the Residential District of the Envision St. John's Municipal Plan, zoned Residential Downtown (RD) and in Heritage Area 1.

The applicant is proposing a 45.0 square-metre sunroom and link and a 65.0 square-metre garage at the rear of the existing house. Details on the proposed extension, including building materials, are attached.

The house was built in 1893 and designated in 1989 when the Cathedral Parish Hall (to which it was attached) was designated, however the statement of significance does not reference details on the residential portion of the building. Photos of the building are attached for reference. The Parish Hall was recently demolished, leaving the house free-standing.

From the Heritage By-Law's Heritage Design Standards, an addition to a designated Heritage Building shall be the same architectural style, or similar and compatible with the building's architectural characteristics. Modern façade designs may be approved by Council provided the addition is physically and visually compatible with, subordinate to and distinguishable from the designated building; enhances the visual prominence of the designated building; and does not detract from the character-defining elements of the designated building.

The applicant is also proposing a fence. From the Heritage Design Standards, modern materials are permitted, provided the appearance replicates the building's period/architectural characteristics. New fences and railings shall be compatible in style with the building's architectural characteristics. While the attached drawings show a chain-link fence at the rear of the property, staff advised the applicant that new chain-link cannot be accepted in a Heritage Area and they have agreed, proposing a wooden fence for that portion, in a style similar to fences in the neighbourhood. The heritage-style aluminium fence, gate and brick gate posts are acceptable.

ST. JOHN'S

The Built Heritage Experts Panel (BHEP) reviewed the proposed extension at their April 19, 2023 meeting and made the following recommendation:

That the extension be approved with the following conditions:

- that the brick being used is to be the same brick used on the front façade;
- brick is to be installed on the back of the building; and
- the chain-link fence is to be replaced with a wooden fence.

The Panel felt that it was important that the entire building use traditional materials and longboard steel siding is not acceptable for a Heritage Building. Having brick at the rear along the first storey would also be consistent with the previously approved design of the proposed townhouses adjacent to this property. Staff agree with this recommendation.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner; neighbouring property owners and residents.
3. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.

4. Alignment with Adopted Plans: St. John's Heritage By-Law.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: Not applicable.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Not applicable.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council approve the proposed extension at 70 Queen's Road, a designated Heritage Building, with the following conditions:

- that the brick being used is to be the same brick used on the front façade;
- brick is to be installed on the back of the building; and
- the chain-link fence is to be replaced with a wooden fence.

Prepared by: Ann-Marie Cashin, MCIP, Planner III

Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	70 Queen's Road, Extension, Designated Heritage Building (COTW).docx
Attachments:	- 70 Queen's Road - Attachments (reduced).pdf
Final Approval Date:	Apr 27, 2023

This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - Apr 26, 2023 - 4:42 PM

No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Christine Carter

Jason Sinyard - Apr 27, 2023 - 4:15 PM



70 Queens Road Garage and Sunroom

Preliminary Submission for Approval to Build

Philip Pratt Architect

Feb. 27, 2023, 2023



Background

The renovation of 70 Queens Road was an important requirement of submissions and approvals for the entire ‘Parish Lane’ project. An extensive renovation was completed, and the house occupied in 2022. The owner, Richard Pardy, now wishes to complete the work with the construction of a 2 car garage linked to the original by a sunroom. The Garage was a component of the original LUAR.

The driveway for the site has been simplified, and the exact boundary established.

On this basis, we wish to initiate the development and permit approval process. We anticipate that this will include the Planning, Engineering, and Building Departments, and the Built Heritage Panel. This submission describes the significant features of the proposal.

Philip Pratt
Architect

With

Notes

Status
WIP, Review Only



Client
Richard Pardy

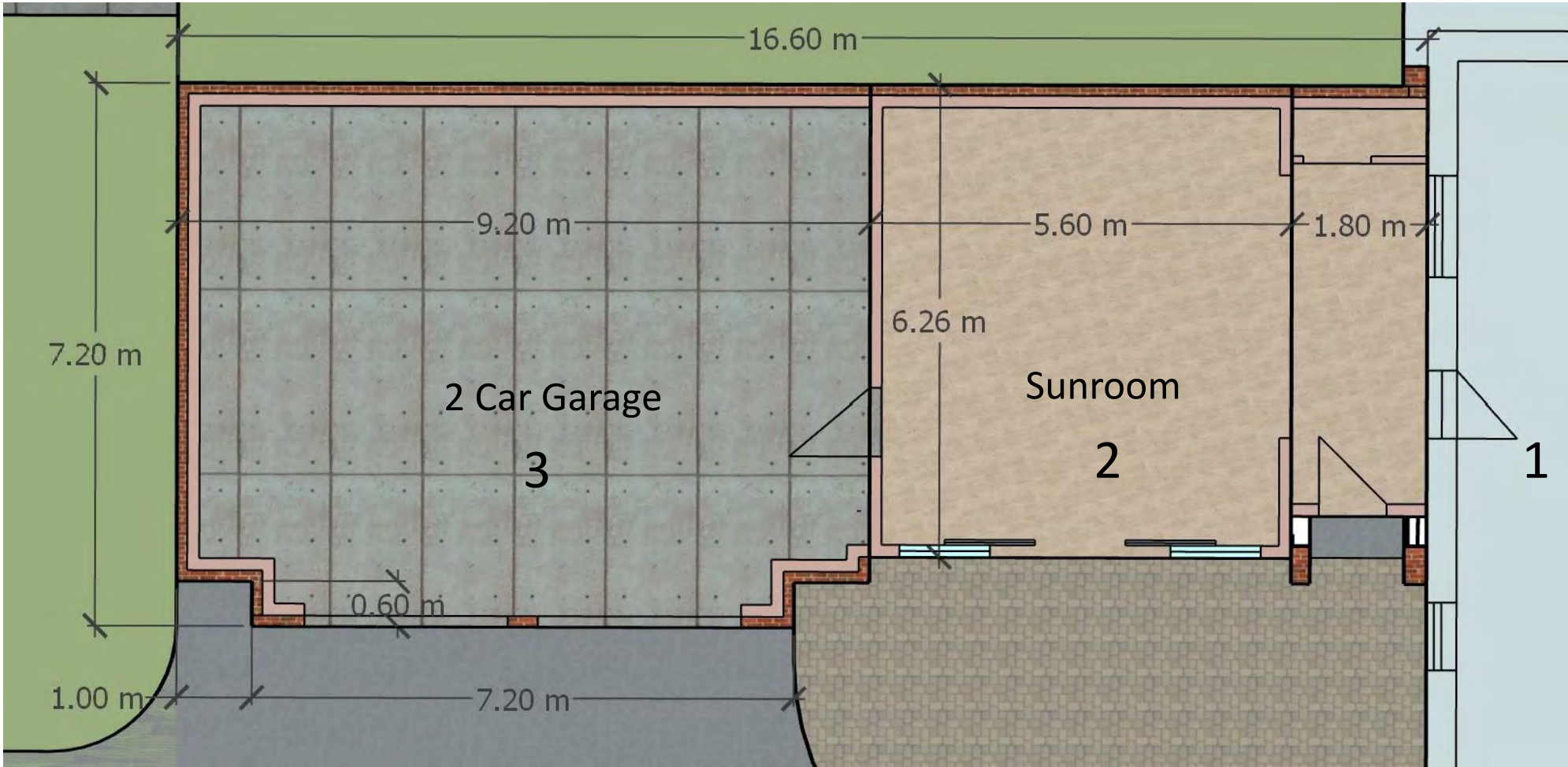
Project
70 Queens Rd.

Sheet Title

Date
Feb. 27, 2023

#

Building Use



Building Use

- 1. Existing 3 bedroom single family house
- 2. New sunroom and link
- 3. Garage

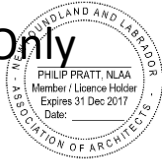


Philip Pratt
Architect

With

Notes

Status
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Client
Richard Pardy

Project
70 Queens Rd.

Sheet Title

Date
Feb. 27, 2023

#

Elevations and Materials

Materials

- 1. Existing Brick
- 2. New Brick*
- 3. Longboard Steel Siding **
- 4. Painted Insulated Aluminium Frames
- 5. 'Heritage' Style Doors
- 6. Simulated Lintels and Brick Details

* As presently installed
** Simulated Wood Appearance, profiles to suit application
*** Shown vertical but will switch to horizontal 'clapboard' if requested

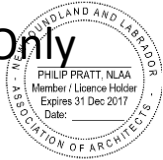


Philip Pratt
Architect

With

Notes

Status
WIP, Review Only



Client
Richard Pardy

Project
70 Queens Rd.

Sheet Title

Date
Feb. 27, 2023

#

Elevations and Materials

Materials

- 1. Existing Brick
- 2. New Brick*
- 3. Longboard Steel Siding **
- 4. Painted Insulated Aluminium Frames
- 5. 'Heritage' Style Door
- 6. Simulated Lintels and Brick Details

* As presently installed

** Simulated Wood Appearance, profiles to suit application

*** Shown vertical but will switch to horizontal 'clapboard' if requested

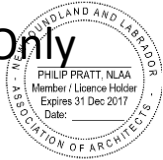


Philip Pratt
Architect

With

Notes

Status
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Client
Richard Pardy

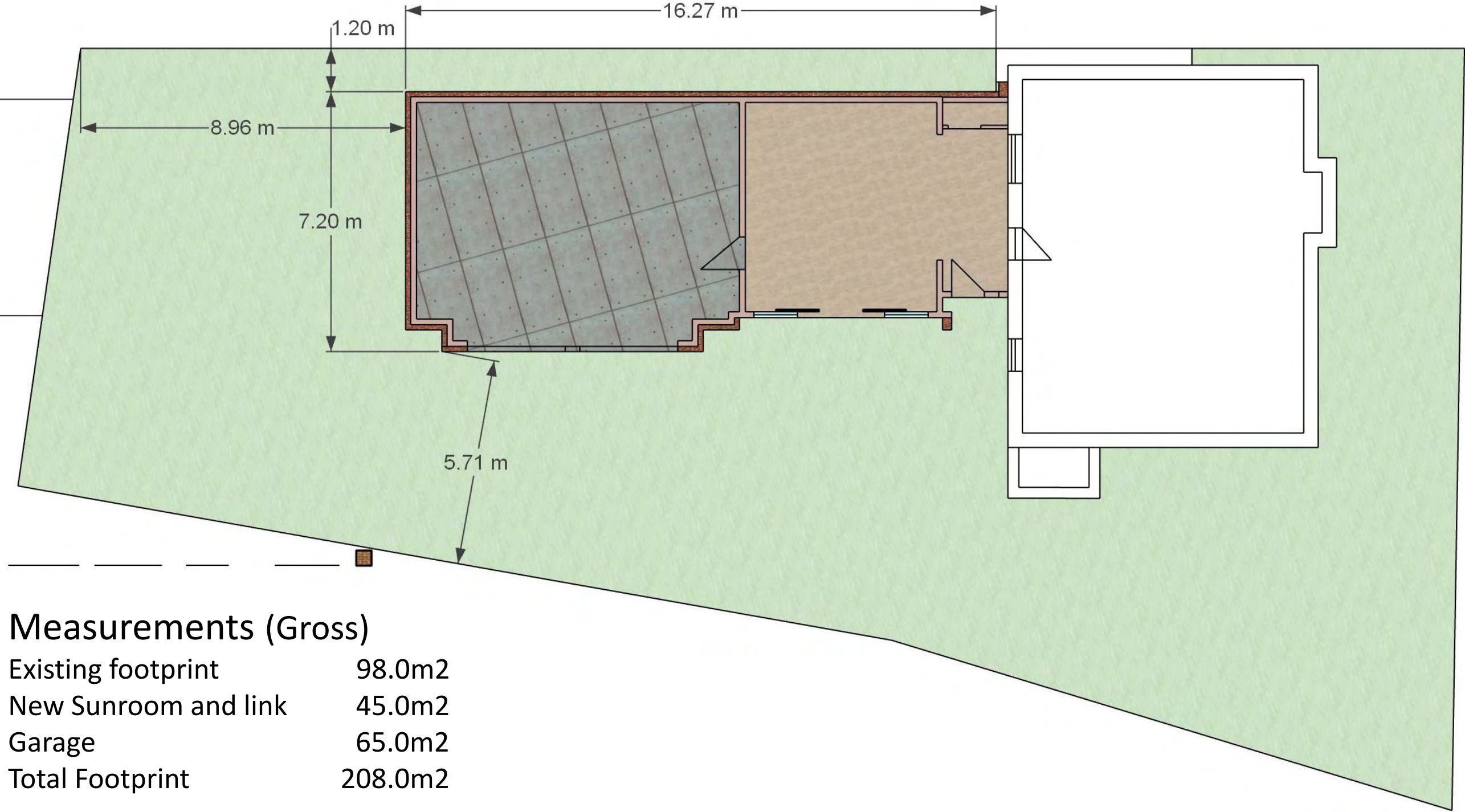
Project
70 Queens Rd.

Sheet Title

Date
Feb. 27, 2023

#

Height and Location



Measurements (Gross)

Existing footprint	98.0m2
New Sunroom and link	45.0m2
Garage	65.0m2
Total Footprint	208.0m2

Site area	614m2
Coverage	33.8 %

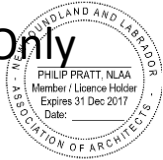
Total Floor Area (Nic Garage)	242.0 m2
FAR	.4

Philip Pratt
Architect

With

Notes

Status
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Client

Richard Pardy

Project

70 Queens Rd.

Sheet Title

Date
Feb. 27, 2023

#

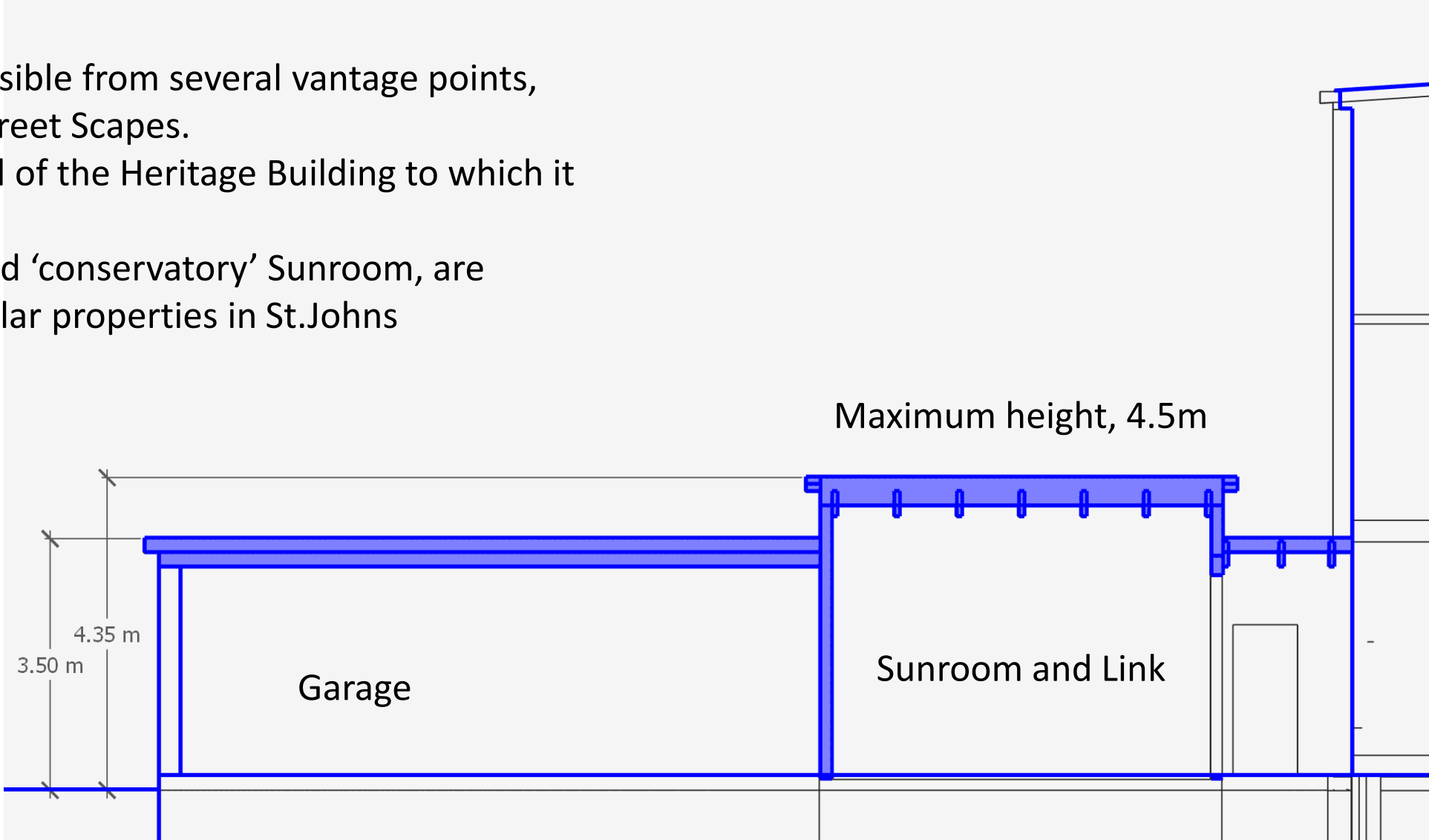
Height and Location

Of Note

The addition, while slightly visible from several vantage points, has no impact on Views or Street Scapes.

It is designed to be respectful of the Heritage Building to which it is attached.

A 'carriage house' Garage, and 'conservatory' Sunroom, are common components of similar properties in St.Johns



Philip Pratt
Architect

With

Notes

Status
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Client
Richard Pardy

Project
70 Queens Rd.

Sheet Title

Date
Feb. 27, 2023

#

Landscape and Buffering



Materials

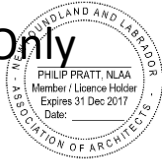
- 1. Asphalt
- 2. Paving Tiles
- 3. Cultured Stone
- 4. Ornamental Shrubs and Perennials
- 5. Urban Forest Planting Mix
- 6. 'Heritage' Style Aluminium Fence and Gates
- 7. Brick Gate Posts
- 8. 1.8m Privacy Fence
- 9. Chain Link Back Fence

Philip Pratt
Architect

With

Notes

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Client

Richard Pardy

Project

70 Queens Rd.

Sheet Title

Date
Feb. 27, 2023

#



Materials

- 1. Asphalt
- 2. Paving Tiles
- 3. Cultured Stone
- 4. Ornamental Shrubs and Perennials
- 5. Urban Forest Planting Mix
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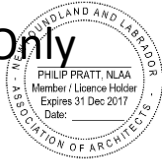


Philip Pratt
Architect

With

Notes

Status
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Client
Richard Pardy

Project
70 Queens Rd.

Sheet Title

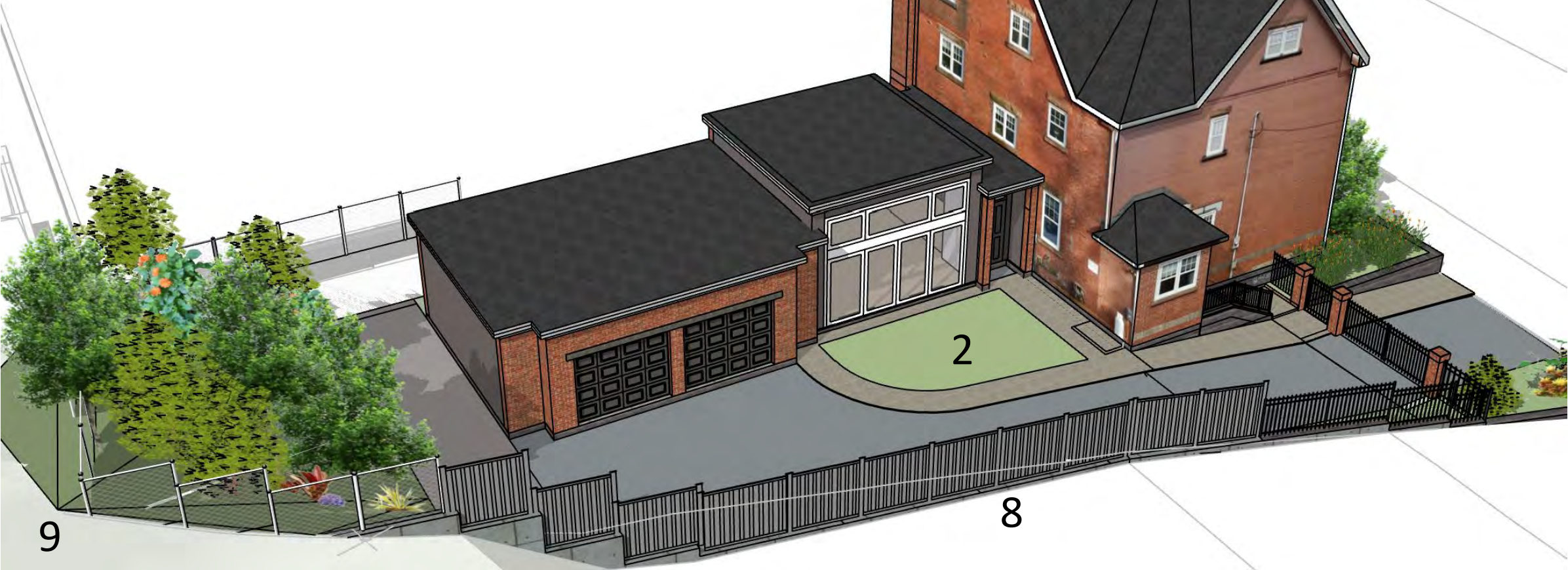
Date
Feb. 27, 2023

#



Privacy Fence from
Public Parking Area 8

- Materials
- 1. Asphalt
 - 2. Paving Tiles
 - 3. Cultured Stone
 - 4. Ornamental Shrubs and Perennials
 - 5. Urban Forest Planting Mix
 - 6. ‘Heritage’ Style Aluminium Fence and Gates
 - 7. Brick Gate Posts
 - 8. 1.8m Privacy Fence
 - 9. Chain Link Back Fence



Philip Pratt
Architect

With

Notes

Status
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Client
Richard Pardy

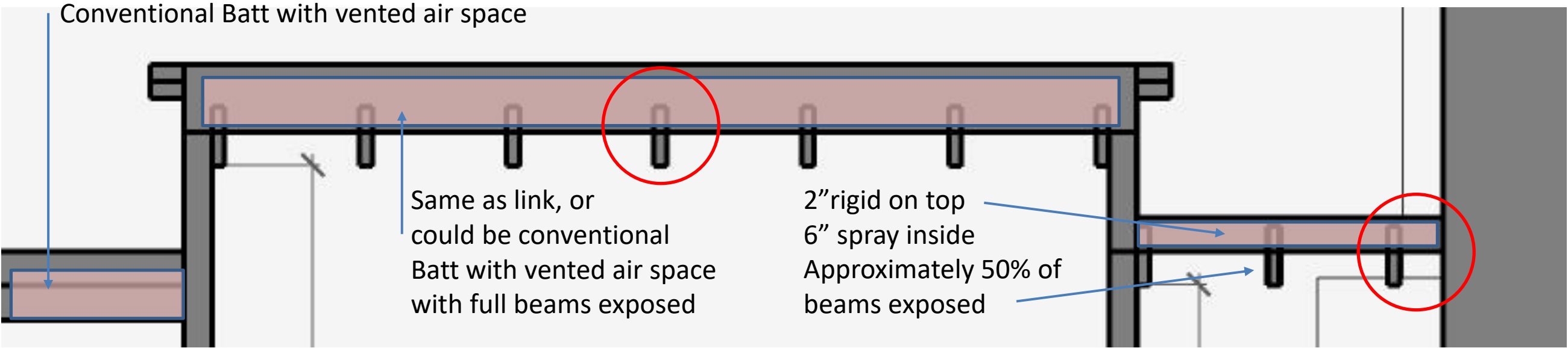
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70 Queens Rd.

Sheet Title

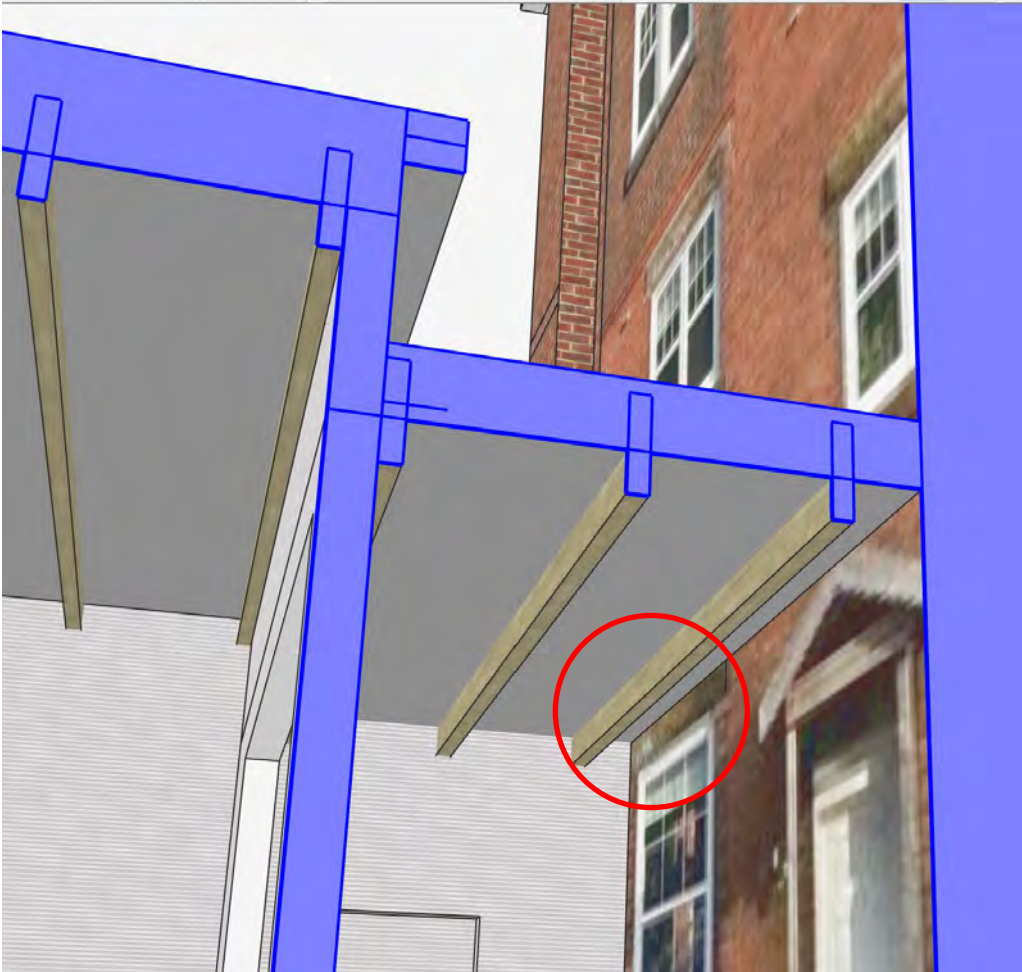
Date
Feb. 27, 2023

#

Connection to Existing House



The connection to the existing house is configured to avoid interference with and damage to, the windows, doors, and their lintels and sills. Wood beams that have been salvaged from the Parish Hall will be exposed in the Sunroom and Link.

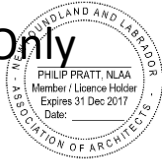


Philip Pratt
Architect

With

Notes

Status
WIP, Review Only



Client
Richard Pardy

Project
70 Queens Rd.

Sheet Title

Date
Feb. 27, 2023

#









TY

DECISION/DIRECTION NOTE

Title: Royal St. John's Regatta Committee Hall of Fame Banquet Luncheon

Date Prepared: April 25, 2023

Report To: Committee of the Whole

Councillor and Role: Mayor Danny Breen, Governance & Strategic Priorities

Ward: N/A

Decision/Direction Required:

Councils approval is requested to fund the Royal St. John's Regatta Committee Hall of Fame banquet luncheon on July 26, 2023.

Discussion – Background and Current Status:

The Royal St. John's Regatta Committee has requested the City's sponsorship of their annual Royal St. John's Regatta Hall of Fame banquet luncheon. The estimated number of invitees is between 80-100 and the estimated cost based on this amount is \$7000.

Key Considerations/Implications:

1. Budget/Financial Implications: Civic Events Budget
2. Partners or Other Stakeholders: Royal St. John's Regatta Committee
3. Alignment with Strategic Directions: N/A
4. Alignment with Adopted Plans: N/A
5. Accessibility and Inclusion: N/A
6. Legal or Policy Implications: N/A
7. Privacy Implications: N/A
8. Engagement and Communications Considerations: N/A
9. Human Resource Implications: N/A
10. Procurement Implications: N/A

ST. JOHN'S

11. Information Technology Implications: N/A

12. Other Implications: N/A

Recommendation:

That Council sponsor the Royal St. John's Regatta Committee Hall of Fame Banquet Luncheon at an estimated cost of \$7000.

Prepared by:

Stacey Baird
Legislated Assistant

Approved by:

Karen Chafe
City Clerk

Report Approval Details

Document Title:	Royal St. John's Regatta Committee Hall of Fame Banquet Luncheon.docx
Attachments:	
Final Approval Date:	Apr 26, 2023

This report and all of its attachments were approved and signed as outlined below:

Karen Chafe - Apr 26, 2023 - 9:21 AM

Development Permits List For April 27 to May 3, 2023

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	Pinnacle Engineering ULC	Servicing Upgrades	350 Torbay Road	1	Approved	23-04-27
AG	Country Ribbon Inc.	Additional Corn Silos & Soya Meal Storage	499 Northern Pond Road	5	Approved	23-05-03

*** Code Classification:**

RES - Residential	INST - Institutional
COM - Commercial	IND - Industrial
AG - Agriculture	
OT - Other	

**** This list is issued for information purposes only. Applicants have been advised in writing of the Development Officer's decision and of their right to appeal any decision to the St. John's Local Board of Appeal.**

Lindsay Lyghtle Brushett
Supervisor – Planning & Development

Permits List
Council's May 8, 2023 Regular Meeting

Permits Issued: 2023/04/27 to 2023/05/03

BUILDING PERMITS ISSUED

Residential

Location	Permit Type	Structure Type
10 Gower St	Renovations	Townhousing
10 Mark Nichols Pl	Renovations	Single Detached Dwelling
13 Spitfire Dr	New Construction	Single Detached Dwelling
180 Patrick St	Renovations	Single Detached w/ apt.
19 Thomas St	Deck	Patio Deck
2 Mcgrath Pl E	Renovations	Townhousing
2 Tigress St	New Construction	Single Detached Dwelling
20 Dragonfly Pl	New Construction	Single Detached Dwelling
20 Maurice Putt Cres	New Construction	Single Detached w/ apt.
20 Portugal Cove Rd	Renovations	Single Detached Dwelling
20 Portugal Cove Rd	Deck	Patio Deck
22 Margaret's Pl	Renovations	Townhousing
23 Point Leamington St	Renovations	Single Detached Dwelling
23 Walsh's Sq	Renovations	Townhousing
26 Jacaranda Pl	Deck	Patio Deck
26 Miranda St	Fence	Fence
26 Miranda St	Accessory Building	Accessory Building
28 Diana Rd	Fence	Fence
28 Henry Larsen St	Fence	Fence
28 Warford Rd	Renovations	Single Detached Dwelling
284 Freshwater Rd	Renovations	Single Detached Dwelling
36 Gallipoli St	New Construction	Single Detached Dwelling
4 Julieann Pl	Change of Occupancy	Single Detached w/ apt.
4 Tigress St	New Construction	Single Detached Dwelling
45 Bay Bulls Rd	Site Work	Driveway
45 Bay Bulls Rd	Accessory Building	Accessory Building
45 Bennett Ave	Renovations	Single Detached w/ apt.
47 Smithville Cres	Renovations	Single Detached Dwelling

48 1/2 Smith Ave	Fence	Fence	
49 Queen's Rd	Renovations	Apartment Building	
5 Hercules Pl	Accessory Building	Accessory Building	
56 Tigress St	Change of Occupancy	Home Office	
6 Tigress St	New Construction	Single Detached Dwelling	
63 Pepperwood Dr	New Construction	Single Detached Dwelling	
68 Beacon Hill Cres	Fence	Fence	
73 Grenfell Ave	Fence	Fence	
782 Main Rd	Deck	Patio Deck	
8 St. Michael's Ave	Renovations	Apartment Building	
8 Tigress St	New Construction	Single Detached Dwelling	
			This Week: \$2,429,877.00

Commercial

Location	Permit Type	Structure Type	
10 Messenger Dr	Renovations	Office	
22 St. Joseph's Lane	Renovations	Condominium	
31 Malta St	Sign	Retail Store	
31 Malta St	Change of Occupancy	Take Out Food Service	
35 Major's Path	New Construction	Office	
502 Topsail Rd	Change of Occupancy/Renovations	Take Out Food Service	
			This Week: \$3,233,337.50

Government/Institutional

Location	Permit Type	Structure Type	
			This Week: \$0.00

Industrial

Location	Permit Type	Structure Type	
			This Week: \$0.00

Demolition

Location	Permit Type	Structure Type	
			This Week: \$0.00

This Week's Total: \$5,663,214.50

REPAIR PERMITS ISSUED: \$32,800.00

NO REJECTIONS

YEAR TO DATE COMPARISONS			
May 8, 2023			
TYPE	2022	2023	% Variance (+/-)
Residential	\$21,599,571.67	\$20,133,096.43	-7
Commercial	\$22,916,532.52	\$39,506,261.51	72
Government/Institutional	\$317,288.00	\$4,070,341.29	1183
Industrial	\$29,000.00	\$40,000.00	38
Repairs	\$493,792.49	\$146,515.00	-70
TOTAL	\$45,356,184.68	\$63,896,214.23	41
Housing Units (1 & 2 Family Dwelling)	66	36	

Respectfully Submitted,

Jason Sinyard, P.Eng., MBA
Deputy City Manager
Planning, Engineering and Regulatory Services

MEMORANDUM

Weekly Payment Vouchers For The Week Ending May 3, 2023

Payroll

Public Works	\$ 407,388.47
Bi-Weekly Casual	\$ 38,968.97
Accounts Payable	\$ 4,624,665.51

(A detailed breakdown available [here](#))

Total: \$ 5,071,022.95

ST. JOHN'S

DEPARTMENT OF FINANCE

CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 WWW.STJOHNS.CA

DEPARTMENTAL APPROVAL REQUEST/RFP

Commodity/Bid #: 2023047 Engineering Services for Kelly's Brook Shared Use Path
Date Prepared: Monday, May 2, 2022
Report To: Regular Meeting
Councillor and Role: Councillor Sandy Hickman, Public Works
Ward: Ward 4

Department: PERS
Quotes Obtained By: Sherri Lee Higgins
Budget Code: ENG-2020-001
Source of Funding: Multiyear Capital

Purpose:

To award the Engineering Services contract for the Kelly's Brook Shared Use Path project to Pinnacle Engineering ULC. The proposals were reviewed, evaluated, and rated by an evaluation committee. The highest ranked proposal was submitted by Pinnacle Engineering Limited in the amount of \$468,734.25 (HST included).

Proposals Submitted By:

Vendor Name
Pinnacle Engineering ULC
Harbourside Transportation Consultants Ltd.
Stantec Consulting Ltd.

Expected Value: ☒ Value shown is an estimate only for a 2 year period. The City does not guarantee to buy specific quantities or dollar value.

Contract Duration: May 2023 to December 2024

Recommendation:

THAT Council direct that the Engineering Services contract for the Kelly's Brook Shared Use Path project be awarded to Pinnacle Engineering ULC in the amount of \$468,734.25 (HST included).

Attachments: N/A

ST. JOHN'S

Report Approval Details

Document Title:	Engineering Services for Kelly's Brook Shared Use Path.docx
Attachments:	

This report and all of its attachments were approved and signed as outlined below:

Report Approval Details

Document Title:	2023047 - Engineering Services for Kelly's Brook Shared Use Path.docx
Attachments:	
Final Approval Date:	May 3, 2023

This report and all of its attachments were approved and signed as outlined below:

Scott Winsor - May 2, 2023 - 1:31 PM

Jason Sinyard - May 3, 2023 - 11:27 AM

BID APPROVAL NOTE

Bid # and Name: 2023032 - Windsor Lake WTP Neutralization Tank #2 Concrete Resurfacing & Lining
Date Prepared: Wednesday, May 3, 2023
Report To: Regular Meeting
Councillor and Role: Councillor Sandy Hickman, Public Works
Ward: N/A

Department: Public Works
Division: Water & Wastewater
Quotes Obtained By: Sherri Higgins
Budget Code: 0000-36889
Source of Funding: Operating

Purpose:

Repair to concrete surfaces and replacement of failing chemically resistant coating system on Neutralization Tank #2 at the Windsor Lake Water Treatment Plant.

Results: ☐ As attached ☒ As noted below

Vendor Name	Bid Amount
JMJ Holdings Limited	\$225,400.00
Coastal Coatings Limited	\$249,550.00

Expected Value: ☒ As above
☐ Value shown is an estimate only for a # year period. The City does not guarantee to buy specific quantities or dollar value.

Contract Duration: Three (3) months

Bid Exception: None

Recommendation:

That Council approve for award this open call to the lowest bidder meeting specifications, MJM Holdings Limited, for \$225,400.00 (HST incl.) as per the Public Procurement Act.

Attachments:

ST. JOHN'S

Report Approval Details

Document Title:	2023032 - Windsor Lake WTP Neutralization Tank 2 Concrete Resurfacing and Lining.docx
Attachments:	
Final Approval Date:	May 4, 2023

This report and all of its attachments were approved and signed as outlined below:

Rick Squires - May 4, 2023 - 2:07 PM

Derek Coffey - May 4, 2023 - 2:55 PM

DEPARTMENTAL APPROVAL REQUEST/RFP

Commodity/Bid #: Traffic Calming Speed Cushions
Date Prepared: Friday, May 5, 2023
Report To: Regular Meeting
Councillor and Role: Councillor Maggie Burton, Transportation & Regulatory Services
Ward: N/A

Department: Planning, Engineering and Regulatory Services
Quotes Obtained By: Anna Snook
Budget Code: ENG-2023-134
Source of Funding: Capital

Purpose:

The purpose of this limited call is to construct permanent traffic calming speed cushions on qualified streets.

Proposals Submitted By:

Vendor Name	Bid Amount
Pyramid Construction LTD.	\$102,850.00
Modern Paving LTD.	\$163,250.00
Weir's Construction LTD.	No bid

Expected Value: ☐ Value shown is an estimate only for a # year period. The City does not guarantee to buy specific quantities or dollar value.

Contract Duration: The work of this project shall be substantially completed by August 31, 2023.

Recommendation:

THAT Council approve for award of this limited call to the lowest bidder meeting all specifications, Pyramid Construction LTD. For \$102,850.00 (HST Excluded) as per the Public Procurement Act.

Attachments: n/a

ST. JOHN'S

DECISION/DIRECTION NOTE

Title: Membership – St. John's Transportation Commission

Date Prepared: April 26, 2023

Report To: Special Meeting of Council

Councillor and Role: Mayor Danny Breen, Governance & Strategic Priorities

Ward: N/A

Decision/Direction Required:

Council's approval is required to appoint a public member to the St. John's Transportation Commission.

Discussion – Background and Current Status:

A public member vacancy on the St. John's Transportation Commission is being filled for the remaining time left in the term.

The City Clerk's office issued a call for expression of interest for a public member to serve on the St. John's Transportation Commission for the remainder of the term, which expires in December 2024.

The position was advertised through the Telegram (three Saturdays) and through the City's social media platforms. The deadline for applications was Friday, March 31st, 2023.

A total of nine applications were received. The selection process was overseen by the General Manager of Metrobus and her staff and they have concluded that Mr. Barry Fleming be recommended for Council's approval.

Mr. Barry Fleming is an accomplished lawyer, appointed to the Queen's Counsel by the Lieutenant Governor-in-Council in 2009, in both private practice and public sector with the Human Rights Commission and Ombudsman Office in this Province and Bermuda. With the experience and insight gained from these roles with respect to discrimination and accommodation, as well as living with a significant visual impairment, Barry will be a strong and informed voice to ensure our services are inclusive and accessible. Additionally, Barry has years of experience in Finance, Governance, Human Resources and Marketing, as well as serving on various Boards, which will bring a valuable skill set to the Commission.

ST. JOHN'S

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable
2. Partners or Other Stakeholders: St. John's Transportation Commission
3. Alignment with Strategic Directions:

A City that Moves: Create a sustainable and accessible, low-carbon public transportation system.
4. Alignment with Adopted Plans: Not applicable
5. Accessibility and Inclusion: Not applicable
6. Legal or Policy Implications: St. John's Transportation Commission – General Operating By-Law
7. Privacy Implications: Not applicable
8. Engagement and Communications Considerations: Not applicable
9. Human Resource Implications: Not applicable
10. Procurement Implications: Not applicable
11. Information Technology Implications: Not applicable
12. Other Implications: Not applicable

Recommendation:

That Council appoint Mr. Barry Fleming to fulfill the vacant public member seat which expires in December of 2024.

Prepared by: Christine Carter, Legislative Assistant

Approved by: Karen Chafe, City Clerk

Report Approval Details

Document Title:	DN - Metrobus Commissioner Recommendation.docx
Attachments:	- SJTC - Applications March 2023.pdf
Final Approval Date:	Apr 26, 2023

This report and all of its attachments were approved and signed as outlined below:

Karen Chafe - Apr 26, 2023 - 5:14 PM

INFORMATION NOTE

Title: 2023 Streets Rehabilitation Program List

Date Prepared: May 1, 2023

Report To: Regular Council Meeting

Councillor and Role: Councillor Sandy Hickman, Public Works

Ward: N/A

Issue:

Discussion – Background and Current Status:

Attached for the information of Council is the 2023 Streets Rehabilitation and Grind and Patch list.

Key Considerations/Implications:

1. Budget/Financial Implications:
Monies for the program have already been allocated under the 2020 – 2023 Multi-Year Capital Works Program with the Province and the 2023 COOR for the grind and patch portion. Note that Elizabeth Avenue Upgrading is also funded out of the 2020-2023 Multi-Year Capital Works Program but is to be tendered separately and not included in this list.
2. Partners or Other Stakeholders:
All City of St. John's Residents
Government of NL
3. Alignment with Strategic Directions:

A City that Moves: Improve safety for all users on a well-maintained street network.

A Sustainable City: Be financially responsible and accountable.
4. Alignment with Adopted Plans:
Our City Our Future – Corporate Strategic Plan
5. Accessibility and Inclusion:
Accessibility and Inclusion is considered during the construction and final street/intersection improvements.

ST. JOHN'S

6. Legal or Policy Implications:

N/A

7. Privacy Implications:

N/A

8. Engagement and Communications Considerations:

While the work is ongoing, the City's Engineering staff will release weekly updates on the City's website, in consultation with the Communications Division. The updates will list worksite locations for the upcoming week.

9. Human Resource Implications:

Hiring of temporary Construction Inspectors will be required. Associated costs will be charged to the project budget.

10. Procurement Implications:

Project to be tendered through the Supply Chain Management Division as per the Public Procurement Act.

11. Information Technology Implications:

N/A

12. Other Implications:

N/A

Conclusion/Next Steps:

We are advising Council that we will proceed with public tender(s) for the 2023 Streets Rehabilitation Program based on the list provided. The program will be broken into two tenders like past programs.

Report Approval Details

Document Title:	2023 Streets Rehabilitation Program List.docx
Attachments:	- 2023 Street Rehabilitation Program List.pdf
Final Approval Date:	May 3, 2023

This report and all of its attachments were approved and signed as outlined below:

Scott Winsor - May 1, 2023 - 4:24 PM

Jason Sinyard - May 3, 2023 - 11:28 AM

2023 Streets Rehabilitation Program List of Streets

Street	Street Section	Class
Contract 1		
DUBLIN ROAD	Sussex Place to London Road	RES
COUGHLAN PLACE		RES
MAUNDER'S LANE		RES
WALWYN STREET		RES
WINTHROP PL	WINTHROP PL-020 TO WINTHROP PL	RES
CALVER AVE	ALDERSHOT ST MALTA ST	RES
EDINBURGH STREET		RES
DARCY ST	BINDON PL TO EASTBOURNE CRES	RES
ELTON PL	DARCY ST TO END	RES
TORBAY RD	MACDONALD DR TO PEARSON ST	ART-MA
LIMERICK PLACE		RES
LONDON RD	DUBLIN RD TO LIMERICK PL	RES
Contract 2		
CANADA DR	Columbus Dr to Hamlyn Rd	ART-MI
COLUMBUS DR SUP	Captain Whelan Dr to Canada Dr	ART-MI
INCINERATOR ROAD	Sharp turn at GFL lot	RES
MOLLOY'S LANE	TOPSAIL RD TO HAZELWOOD ELEM	RES
LARKIN'S SQUARE		RES
MOGRIDGE ST	GORMAN AVE TO FAHEY ST	RES
ALBANY ST	ALBANY PL TO HAMILTON AVE EXT	RES

Provisional Streets (Should time and funding permit)

Street	Street Section	Class
Contract 1		
MONTAGUE ST	MIDDLETON ST TO DRAKE CRES	RES
FORT WILLIAM PL	FACTORY LANE TO END	RES
MALTA ST	CALVER AVE TO GOODRIDGE ST	RES
O'MARA PL	EASTBOURNE CRES TO END	RES
MONTGOMERY STREET		RES
GLOUCESTER ST	KILDARE PL TO EDGECOMBE DR	RES
WITHERS PL	PORTUGAL COVE PL TO END	RES
KENSINGTON DR	PADDINGTON PL TO REGENT ST	RES
HALLEY DRIVE	Newfoundland Drive to Lawton	RES
NEPTUNE RD	POLINA RD TO BACCALIEU ST	RES
Contract 2		
SKANES AVENUE	Purcell Street to End	RES
CORNWALL HTS	CORNWALL HGTS TO END	RES
SUNSET ST	KEITH DR TO DELLA DR	RES
TOMPKINS ST	BARACHOIS ST TO CODROY PL	RES
ALBANY ST	BLACKMARSH RD TO ALBANY PL	RES
MEADOWBROOK PARK PL	MEADOWBROOK PARK RD TO END	RES

Grind and Patch

Aberdeen Avenue	Gleneyre Street	Paddy Dobbin Drive
Adams Avenue	Gold Medal Drive	Patrick Street
Airport Heights Drive	Goldstone Street	Pearltown Road
Allandale Road	Gower Street	Pennywell Road
Anderson Avenue	Great Eastern Avenue	Pine Bud Avenue
Austin Street	Hamilton Avenue	Pippy Place
Barter's Hill	Hamilton Avenue Extension	Pleasant Street
Bay Bull's Road	Hamlyn Road	Plymouth Road
Bennett Avenue	Harbour Drive	Portugal Cove Road
Blackhead Road	Harrington Drive	Prescott Street
Blackler Avenue	Harvey Road	Prince Phillip Drive
Blackmarsh Road	Heavy Tree Road	Queen's Road
Bonaventure Avenue	Higgins Line	Rennie's Mill Road
Brookfield Road	Job's Cove	Rickett's Road
Burgeo Street	Kenmount Road	Ridge Road
Campbell Avenue	King's Bridge Road	Road De Luxe
Canada Drive	Ladysmith Drive	Ropewalk Lane
Captain Whelan Drive	Larkhall Street	Ruby Line
Carpasian Road	Lemarchant Road	Selfridge Drive
Carrick Drive	Linegar Avenue	Shaw Street
Casey Street	Logy Bay Road	Southlands Boulevard
Cashin Avenue	Long Pond Road	Southside Road
Cavendish Square	MacDonald Drive	St. Clare Avenue
Charter Avenue	Maddox Cove Road	Stamp's Lane
Churchill Avenue	Major's Path	Stavanger Drive
Circular Road	Mayor Avenue	Strawberry Marsh Road
Columbus Drive	Merrymeeting Road	Symonds Avenue
Cookstown Road	Military Road	Tammarack Street
Cornwall Avenue	Monkstown Road	Teakwood Drive
Cowan Avenue	Mount Scio Road	The Boulevard
Crosbie Road	Mundy Pond Road	Thorburn Road
Duckworth Street	New Cove Road	Topsail Road
East White Hills Road	New Gower Street	Torby Road
Elizabeth Avenue	Newfoundland Drive	Tree Top Drive
Empire Avenue	Newtown Road	University Avenue
Ennis Avenue	Old Broad Cove Road	Viscount Street
Forest Road	Old Pennywell Road	Water Street
Foxtrap Access Road	Old Petty Harbour Road	Waterford Bridge Road
Frecker Drive	O'Leary Avenue	Westerland Road
Freshwater Road	Ordnance Street	Wicklow Street

DECISION/DIRECTION NOTE

Title: 36 Monkstown Road, Designated Heritage Building, REN2300185

Date Prepared: May 2, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Heritage

Ward: Ward 2

Decision/Direction Required:

To approve the proposed stair railing and dormer window repairs at 36 Monkstown Road, a designated Heritage Building.

Discussion – Background and Current Status:

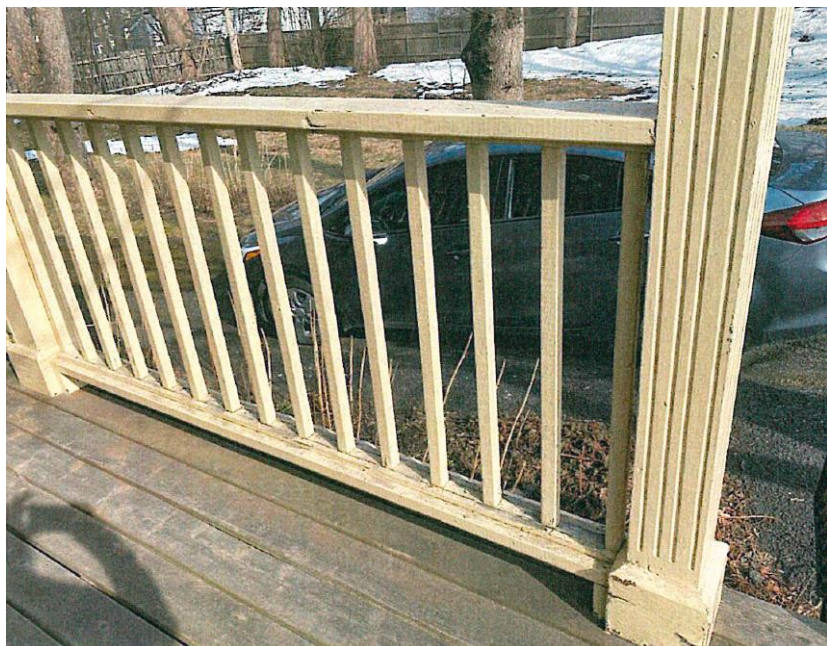
The City has received an application to add stair railings and repair a dormer window at 36 Monkstown Road, a designated Heritage Building. The subject property is located in the Residential District of the Envision St. John's Municipal Plan, the Residential 1 (R1) Zone, and Heritage Area 2.

Any exterior alterations to a designated Heritage Building require Council's approval. At its May 13, 2019 regular meeting, Council directed that minor maintenance applications for designated Heritage Buildings can be evaluated by staff and sent directly to Council for approval, without referral to the Built Heritage Experts Panel.

The applicant is proposing to add stair railings to an existing front step. The steps had railings but these were removed over a decade ago when the old steps were replaced. The applicant is proposing a wooden railing in keeping with the style of the existing railing along the front veranda. Further, the applicant will see whether any damaged clapboard needs replacement. While this does not require Council's approval, it may result in the need to repair or replace dormer windows.

From the Heritage Design Standards:

- For Railings – New railings shall be compatible with the building's architectural characteristics. Modern materials are permitted provided the appearance replicates the building's period/architectural characteristics. For exterior handrails and guards, vertical members shall be installed between the top and bottom rail, not face-nailed like in new construction.
- For Dormer Windows - Original dormer shape, size and proportion to be maintained.



Existing porch (veranda) railing.



Proposed design.



Where the stair railings will be located.

There are no concerns with the proposed design of the stair railings. Should renovations to the dormers be required, the original dormer shape, size and proportion is to be maintained. The hooded dormers are a character-defining element of the house, so all decorative details are required to be maintained.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner; neighbouring property owners and residents.
3. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.

4. Alignment with Adopted Plans: St. John's Heritage By-Law.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: Heritage Design Standards.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Not applicable.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council approve the railing at 36 Monkstown Road, a designated Heritage Building, as proposed. Further, should renovations to the dormer windows be required, that the original dormer shape, size and proportion to be maintained.

Prepared by: Ann-Marie Cashin, MCIP, Planner III

Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	36 Monkstown Road, Stair Railings, REN2300185.docx
Attachments:	- Statement of Significance - 36 Monkstown Road.pdf - IMG_0606.JPG - IMG_0607.JPG - IMG_0608.JPG
Final Approval Date:	May 3, 2023

This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - May 2, 2023 - 4:47 PM

Jason Sinyard - May 3, 2023 - 11:25 AM

Statement of Significance



36 Monkstown Road

Formal Recognition Type

City of St. John's Heritage Building, Structure, Land or Area

Description of Historic Place

36 Monkstown Road is a three-storey wooden structure located on Monkstown Road, in downtown St. John's. The Municipal Heritage Designation is confined to the footprint of the building.

Heritage Value

36 Monkstown Road was designated a Municipal Heritage Building by the City of St. John's because it has aesthetic and historic values.

36 Monkstown Road achieves aesthetic value because it is a good, surviving example of a mid-19th century structure, built in the Second Empire style of architecture. This house has narrow wooden clapboard, a mansard roof and pediment gable style dormers windows. The design is characterized by an asymmetrical façade, side entrance veranda and a prominent three sided two-storey bay window. The two-storey bay window with brackets and wide window trims is capped off with a mansard roof projection with a central dormer window.

36 Monkstown Road is historically significant because it postdates the 1892 Great Fire of St. John's and is a fine example of the second empire design introduced to St. John's in the early 1880s by John Thomas Southcott. The distinguishing features of the "Southcott" style are hooded dormer windows, ground floor bay windows and especially the mansard roof. The Southcott style became the dominant architectural style in St. John's in the aftermath of the 1892 Great Fire, and to a certain extent it is even possible to discern the boundaries of the fire by the presence of this style in the downtown. The house was built in 1899-1900 by Jane Crosbie's Grandfather, J. E. A. Furneaux, a newspaper publisher with the Evening Herald established in 1882. The builder was Mr. Kennedy, same builder of Canada House located at 74 Circular Road. The house was sold around 1923 to Dr. Hogan, a dentist who left it to his oldest daughter, a dermatologist named Joan Hogan. Strat Canning and Pam Hall bought the property in 1987. Pam Hall took it over in 2000 and still lives on the premises.

Source: City of St. John's, Council Meeting held January 23, 2017 Council Directive No. 2017-01-23/20.

Character Defining Elements

All those elements that encompass the Second Empire style of architecture including:

- mansard roof with hooded dormer windows,
- three sided bay window;
- decorative brackets and dentils;
- narrow wood clapboard;
- shape, size and fenestration of windows; and
- location, orientation and dimensions.

Location and History

Community	St. John's
Municipality	City of St. John's
Civic Address	36 Monkstown Road
Construction (circa)	1900
Style	Second Empire
Building Plan	Rectangular Short Facade

Additional Photos







